City of Loma Linda Official Report

COUNCIL AGENDA: July 25, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 06-02 AND VARIANCE (VAR) NO. 06-04 (LOMA LINDA UNIVERSITY APARTMENTS)** - A request to demolish two existing residential structures and an accessory building in order to construct a new 42,000 square-foot, three-story 58-student apartment building with an underground parking garage. The variance request is to reduce the front yard set back requirement from 25 feet to 18 feet to accommodate a larger entry lobby. The project site is located in the I, Institutional Zone on the north side of Mound Street, west of Shepardson Drive and is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories and a church. Please refer to the vicinity map and project plans [Attachments 1(A)(1) and 1(A)(2), respectively].

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Mitigated Negative Declaration [Attachment 1(A)(3)]; and,

2. Approve PPD No. 06-02, VAR No. 06-04 and the Certificate of Appropriateness based on the Findings, and subject to the Conditions of Approval (Attachment 2).

BACKGROUND

On June 27, 2006, the City Council reviewed the project and continued Precise Plan of Design No. 06-02 and Variance No. 06-04 for further review of traffic impacts and other development issues.

AGENDA ITEM 2

A detailed chronology of the project review process and landmark dates is available for review in Attachment 1, City Council Staff Report of June 27, 2006, and in the June 7, 2006 Planning Commission Staff Report in Attachment 1(A).

ANALYSIS

Precise Plan of Design, Variance and Certificate of Appropriateness Request

A detailed analysis of the Precise Plan of Design, Variance, and Certificate of Appropriateness requests are available for reference in Attachments 1 and 3.

Findings

Findings in support of approval of the Precise Plan of Design, Variance, and Certificate of Appropriateness are available for reference in Attachments 1 and 3.

Public Comments

As of the writing of this report, staff has not received written or oral comments in opposition or in favor of the proposal.

ENVIRONMENTAL

A description of the project environmental determination for a Mitigated Negative Declaration is contained in the June 7, 2006 Planning Commission Staff Report. A copy of the NOI/Initial Study is available in the June 7, 2006 Planning Commission Staff Report. As of this report, staff has not received written or oral comments on the environmental document.

FINANCIAL IMPACT

The financial impacts to the City in terms of sales tax revenues and the generation of fees for public services are not completely known at this time. However, staff estimates that the project will be required to pay well over $160,000 in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees.

CONCLUSION

It is recommended that the project and Certificate of Appropriateness be approved because the project is consistent with the existing and Draft General Plans and in compliance with the zoning. The institutional use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

1. City Council Staff Report (June 27, 2006)
   A. Planning Commission Staff Report (June 7, 2006)
      1. Vicinity Map
      2. Project Plans (Site, Elevation, and Floor Plans)
      3. Mitigated Negative Declaration (NOI/Initial Study)
      4. Conditions of Approval (not included – see Attachment 2)

2. Conditions of Approval

3. Historical Commission Staff Report (May 1, 2006)

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Attachment 1

City Council Staff Report (June 27, 2006)

A. Planning Commission Staff Report (June 7, 2006)

1. Vicinity Map
2. Project Plans
3. Mitigated Negative Declaration
4. Conditions of Approval
   (not included – See Attachment 2)

City of Loma Linda Official Report

COUNCIL AGENDA: June 27, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 06-02 AND VARIANCE (VAR) NO. 06-04 (LOMA LINDA UNIVERSITY APARTMENTS)** - A request to demolish two existing residential structures and an accessory building in order to construct a new 42,000 square-foot, three-story 58-student apartment building with an underground parking garage. The variance request is to reduce the front yard set back requirement from 25 feet to 18 feet to accommodate a larger entry lobby. The project site is located in the I, Institutional Zone on the north side of Mound Street, west of Shepardson Drive and is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories and a church. Please refer to the vicinity map and project plans [Attachments A(1) and A(2), respectively].

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Mitigated Negative Declaration [Attachment A(3)]; and,

2. Approve PPD No. 06-02, VAR No. 06-04 and the Certificate of Appropriateness based on the Findings, and subject to the Conditions of Approval (Attachment B).

BACKGROUND

A detailed chronology of the project review process and landmark dates is available for review in Attachment A, Planning Commission Staff Report of June 7, 2006.

On June 7, 2006, the Planning Commission reviewed the project and forwarded a recommendation to approve Precise Plan of Design No. 06-02 and Variance No. 06-04 for the

removal of two residential structures, the construction of a new student housing building and the encroachment of the proposed entry lobby in the front set back area.

ANALYSIS

Precise Plan of Design, Variance and Certificate of Appropriateness Request

It should be noted that the Historical Commission had specific concerns about the original building elevations, however, during subsequent meetings with the working group, applicant, and planning staff, those issues were appropriately addressed. Detailed analyses of the Precise Plan of Design, Variance, and Certificate of Appropriateness requests are available for reference in Attachments A and C.

Findings

Findings in support of approval of the Precise Plan of Design, Variance, and Certificate of Appropriateness are available for reference in Attachments A and C.

Public Comments

As of the writing of this report, staff has not received written or oral comments in opposition or in favor of the proposal.

ENVIRONMENTAL

On March 6, 2006, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration. The mandatory CEQA public review began on Thursday, March 16, 2006 and ended on Tuesday, April 4, 2006. All of the potential project impacts identified in the Initial Study can be reduced to a level below significance with proper mitigations.

A description of the project environmental determination for a Mitigated Negative Declaration is contained in the June 7, 2006 Planning Commission Staff Report. A copy of the NOI/Initial Study is available in the June 7, 2006 Planning Commission Staff Report. As of this report, staff has not received written or oral comments on the environmental document.

FINANCIAL IMPACT

The financial impacts to the City in terms of sales tax revenues and the generation of fees for public services are not completely known at this time. However, staff estimates that the project will be required to pay well over $160,000 in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees.

CONCLUSION

It is recommended that the project and Certificate of Appropriateness be approved because the project is consistent with the existing and Draft General Plans and in compliance with the zoning. The institutional use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

A. Planning Commission Staff Report (June 7, 2006)
   1. Vicinity Map
   2. Project Plans (Site, Elevation, and Floor Plans)
   3. Mitigated Negative Declaration (NOI/Initial Study)

B. Conditions of Approval

C. Historical Commission Staff Report (May 1, 2006)

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Attachment A

Planning Commission Staff Report
(June 7, 2006)

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 7, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: **PRECISE PLAN OF DESIGN (PPD) NO. 06-02 AND VARIANCE (VAR) NO. 06-04 (LOMA LINDA UNIVERSITY APARTMENTS)**

SUMMARY

The project is a request to demolish two existing residential structures and an accessory building in order to construct a new 42,000 square-foot, three-story 58-student apartment building with an underground parking garage. The variance request is to reduce the front yard set back requirement from 25 feet to 18 feet to accommodate a larger entry lobby. The project site is located on the north side of Mound Street, west of Shepardson Drive and is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories and a church. Please refer to the vicinity map (Attachment A).

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C); and,

2. Approve PPD No. 06-02 and VAR No. 06-04 based on the Findings, and subject to the Conditions of Approval (Attachment D).

PERTINENT DATA

Property Owner/Applicant:	Loma Linda University Medical Center (LLUMC) Construction Department
General Plan/Zoning:	Institutional/Institutional
Site:	Approximately 21-acres

Topography:	Sloping to the north at about a thirty percent grade (from pad area)
Vegetation:	Partially vacant with existing landscaping from onsite structures
Special Features:	Existing single-family residential structures with minor conversions to accommodate institutional uses

BACKGROUND AND EXISTING SETTING

Background

On January 17, 2006, the Loma Linda University submitted an application for the above referenced project. On January 24, 2006, the project was reviewed by the Administrative Review Committee (ARC) and staff deemed the project application complete. The ARC required only minor revisions that include an illustration of the existing driveway north of the site (Circle Drive) and a properly scaled elevation plan. These requirements were promptly addressed by the applicant, and the revisions were submitted on March 8, 2006.

Following a site visit on April 11, 2006, the Historical Commission recommended approval of the Certificate of Appropriateness on May 1, 2006 for the demolition of the two residential structures and one accessory structure.

On May 17, 2006, the Planning Commission approved a recommendation to continue the item to the regularly scheduled meeting on June 7, 2006, so that the applicant could submit a variance request for the encroachment into the front yard set back area.

Existing Setting

The site contains residential structures that were built in the 1920's and in the 1950's. These residences were originally constructed to provide housing for the Loma Linda University faculty and workers. More recently, some of the structures were modified to provide additional classroom and laboratory facilities. The immediate project site is partially vacant to the west and is fully landscaped with mature trees elsewhere, reflecting that there have been prior uses on the site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study. Copies of the Initial Study are available for public review at the Public Counter located in the Community Development Department of City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road,

located at the east end of the Civic Center. The CEQA mandatory 20-day public review period began on **Thursday, March 16**, **2006** and ended on **Tuesday, April 4, 2006**.

ANALYSIS

Project Description

The project proposes to demolish two existing residential buildings and an accessory structure that were modified to accommodate institutional uses and construct a new three-story, 26 unit student housing building with underground parking. The proposed floor plan indicates that the building will consist of larger multi-student units, smaller studio units, manager's suite, court yards, lobbies, laundry room, and associated utility rooms.

Public Comments

Public notices for this project were posted and mailed to parcel owners and occupants within 300 feet of the project site on March 15, 2006. As of the writing of this report, there have been no written or oral comments received in opposition or in favor of the proposal.

Historical Commission

The Historical Commission recommended an approval of the Certificate of Appropriateness for the demolition of the two on site structures and one accessory structure at the meeting of May 1st. The Commission also recommended that a working group be formed to work with the applicant and staff to modify the proposed building facades to include architectural elements that are reminiscent of the original "CME" or College of Medical Evangelists structures (i.e. pitched roofs, arched window treatments, and associated color schemes). The group met on May 10, 2006 and received a detailed presentation from the Loma Linda University representatives and the architects for the project. Following the presentation, the group expressed their concerns about the building elevations and recommended that the building have architectural tie-ins with historical structures around the project site.

Site Analysis

Approximately 30,000 square feet (120 feet by 60 feet) of the project site will be graded for construction. The building foot print will cover approximately 13,000 square feet (40% of the graded area). The front yard building setback, along Mound Street, is identified at 18 feet to compensate for the topographic challenges of the site and to accommodate a bigger and more open main entry. A variance application is proposed to address the front yard set back issues. The side-yard setbacks are identified at 27 feet on both sides of the structure. The rear-yard setback is identified at 30 feet from the top of the slope (Circle Drive). However, the project is part of a larger site, and the proposed apartment structure is more than 500 feet from the northern property line. The

Loma Linda Municipal Code requires a minimum 25 foot front-yard setback and at least 10 feet on the sides and rear. With exception of the front yard set back, the project exceeds the minimum setback requirements.

The proposal indicates one point of vehicular ingress and egress (off Mound Street). The access point will direct vehicular traffic in and out from the underground parking lot. The applicant is required to pay its fair share of the current Circulation Impact Fee of $1,869 per unit at a total of $48,594. This amount will be used to improve circulation in the vicinity of the project. Additionally, the site provides pedestrian access from the front (south) walkway to the first floor lobby. The building was also designed with side exits at various floor levels. Due to the scale and scope of the project, the Loma Linda Fire Department is also requiring a secondary vehicular access point (from Circle Drive) that meets the performance requirements for emergency vehicles.

The project provides 29 parking spaces including two accessible spaces. As part of the conditions of approval, the applicant shall meet the minimum accessible parking requirement per the California Code, Title 24 standards. The Loma Linda Municipal Code requires one off-street parking space for each two-occupant capacity for dormitories and similar uses. The project meets the City's minimum parking requirements. Based on the Code requirements the project requires 29 parking spaces.

The landscape plan indicates that the project will incorporate a wide variety of trees and shrubs in and around the project site (e.g., Italian Cypress, Maidenhair Tree, Sweet Shade Tree, Paperback Tree, Purple Leaf Plum, and California Pepper Tree). The trees will be planted at the perimeter of the site, especially on the long expansions of green area on the east and west setbacks of the building. The Historical Commission recommended landscaping that is more in keeping with the original "Mound City" detail. This includes the use of the Pepper Trees (already proposed) and an extensive use of Palm Trees, which were used during the original development of the Mound.

Because the project proposes buildings that exceed 20,000 square feet, the Planning Commission will act as an advisory body to the City Council. The City Council is the final, reviewing authority for these types of projects pursuant to LLMC §2.24.050(B)(1) (Advisory).

Architecture Analysis

The proposed building design is modern in nature with straight lines of right angular walls incorporating large rectangular glass window panes. A low roof line was incorporated to provide minimal obstruction of the more historic structures located at the top of the hill, as well as continuity with the architecture of the existing Daniells Hall. The exterior wall colors will have a scheme similar to other Loma Linda University structures. A combination of beige and white walls along with earth tone metal trims on the window surrounds and railings are being proposed. The total vertical height of the building at the north elevation is 27 feet (from proposed pad area) and approximately 47 feet (from

street level) at the south elevation. The grade difference accounts for the variations in exposed building elevation.

In keeping with the existing Daniells Hall elevations, the new building will have inset walls on the third floor which creates a sense of open space for a few designated units and relief from the overall front elevation. The open space feel will also tie into the proposed court yard to the north and east of the building.

On May 1, 2006 Historical Commission meeting, the Commission recommended that a working group (a Historical Commission sub committee) be formed to work with the applicant and staff to modify the building facades to include architectural elements that are reminiscent of the original Campus Hill site. However, the aim of the Commission is to modify the elevations with characterizing architectural and color enhancements and not to change the building design. In discussions with the architects for the project, it was agreed that certain architectural and landscaping elements of the building may be embellished to create a more harmonious junction with the older buildings of the site. Adding window treatments similar to that of other site structures and incorporating additional colors to the color palate, were agreed upon as examples of modifying elements.

In a meeting with the applicants, project architects, and staff, the working group recommended that the applicant design an arched entry that would provide a tie in with selected windows on the elevations that would have "eye brows" or arched window trims. A three color palate was also recommended to provide a more richly textured façade. The original two tone (white and beige) color scheme was incorporated as horizontal bands on the elevation. A third, grayish tone, was recommended to provide additional relief to the elevations.

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The project is consistent with the existing and Draft General Plan Land Use designations and in compliance with the "I" Zone, which permits institutional uses

including dormitories, and related uses [pursuant to Loma Linda Municipal Code]. The proposed institutional use is compatible with the existing and future land uses in the surrounding area.

The project will provide improvements in the form of a 42,000 square-foot 3-story building with underground parking to the existing Loma Linda University property (Campus Hill) with on-site improvements including parking, lighting, landscaping and other related improvements. Staff recommends approval of the project to alleviate the shortage in student housing. The project will not adversely affect the public peace, health, safety or general welfare of the community.

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney has opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

   The proposed use is a permitted use within the Institutional (I) zone. The proposed 42,000 square-foot structure is an expansion of an existing and adjacent use that provides housing opportunities to University students. The proposed project is designed in accordance with the Loma Linda Municipal Code, with exception to the front set back encroachment, Chapter 17 and is consistent with all provisions contained in the General Plan.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

   The project is consistent with Goal No. 4 in the existing General Plan, which states that an adequate choice of housing should be available in multiple locations for all citizens of all economic segments. The project is consistent with Goal No. 7 in the existing General Plan, which calls for the upgrade of areas that are substandard, to ensure that they are functional, safe, and aesthetically pleasing. Currently, the project grounds are partially vacant with adjacent retrofitted structures constructed during the 1920's and 1950's. The surrounding area is a mix of residential and commercial uses, none of which would appear to conflict with the proposed use.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The subject parcel is adequate in size and shape to accommodate the proposed use. The project is part of an existing 21-acre site. The lot coverage of the new facility is less than four (4) percent of project site. Therefore, the project site can accommodate the proposed use which will be compatible with the existing land uses along Redlands Boulevard.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The proposed use has access to Mound and Anderson Streets through an ingress and egress driveway that leads to the underground parking structure. The streets will be able to accommodate the type and quantity of traffic generated by this use. A total of 29 parking spaces are proposed to accommodate the proposed student housing structure. The proposed use would not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

   The public health, safety and general welfare will be protected with the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the surrounding uses and neighborhood.

Variance Findings

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

   The project area is approximately 120 by 260 feet with an approximately 30 percent grade of slope that runs north to south. Due to the severity of the slope (at the rear of the property), the proposed building will be constructed closer to the front of the property, where the slope is more gradual. The topography of the site limits the amount of construction area available.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

   Most of the properties in the surrounding area enjoy the benefit of having a front set back and open space area of at least 25 feet. Most have a distinct front entry statement. The variance request is to accommodate an expansion of a proposed lobby area at the front of the building. The front lobby will provide a more identifiable and defined front entry to the proposed building. The entry to the building will be more pedestrian friendly and will enhance the notion of a "walking campus".

3. *That the granting of such variance will not materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

   The variance request is for the expansion of a proposed 42,000 square-foot, three-story student housing building with underground parking. The new building is a continuation of the existing Loma Linda University Daniells Hall. The structure is compatible with the existing and proposed land uses in the Institutional (I) zone.

4. *The granting of such variances will be consistent with the general plan of the city.*

   The variance request is to accommodate an expansion of a proposed lobby area at the front of the building. The request facilitates Goal No. 6 of the General Plan which states that adequate housing is necessary for the well-being of Loma Linda citizens and should be available in diverse types and styles in a variety of locations for all economic segments of the community and for all persons regardless of age, race and ethnic background.

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

   The variance request is scheduled for review on the June 7, 2006 Planning Commission meeting. The request is being reviewed concurrently with Precise Plan of Design No. 06-02. The project, inclusive of the Variance and Precise Plan of Design, will also be reviewed in a public hearing before the City Council who is the final review authority for buildings and structures over 20,000 square feet.

CONCLUSION

Staff recommends approval of the project because it is consistent with the existing and Draft General Plan and in compliance with the zoning. The institutional use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval. Finally, the findings can be made to support approval of both the Precise Plan of Design and Variance requests.

Report prepared by:

Allan Penaflorida
Planning Technician

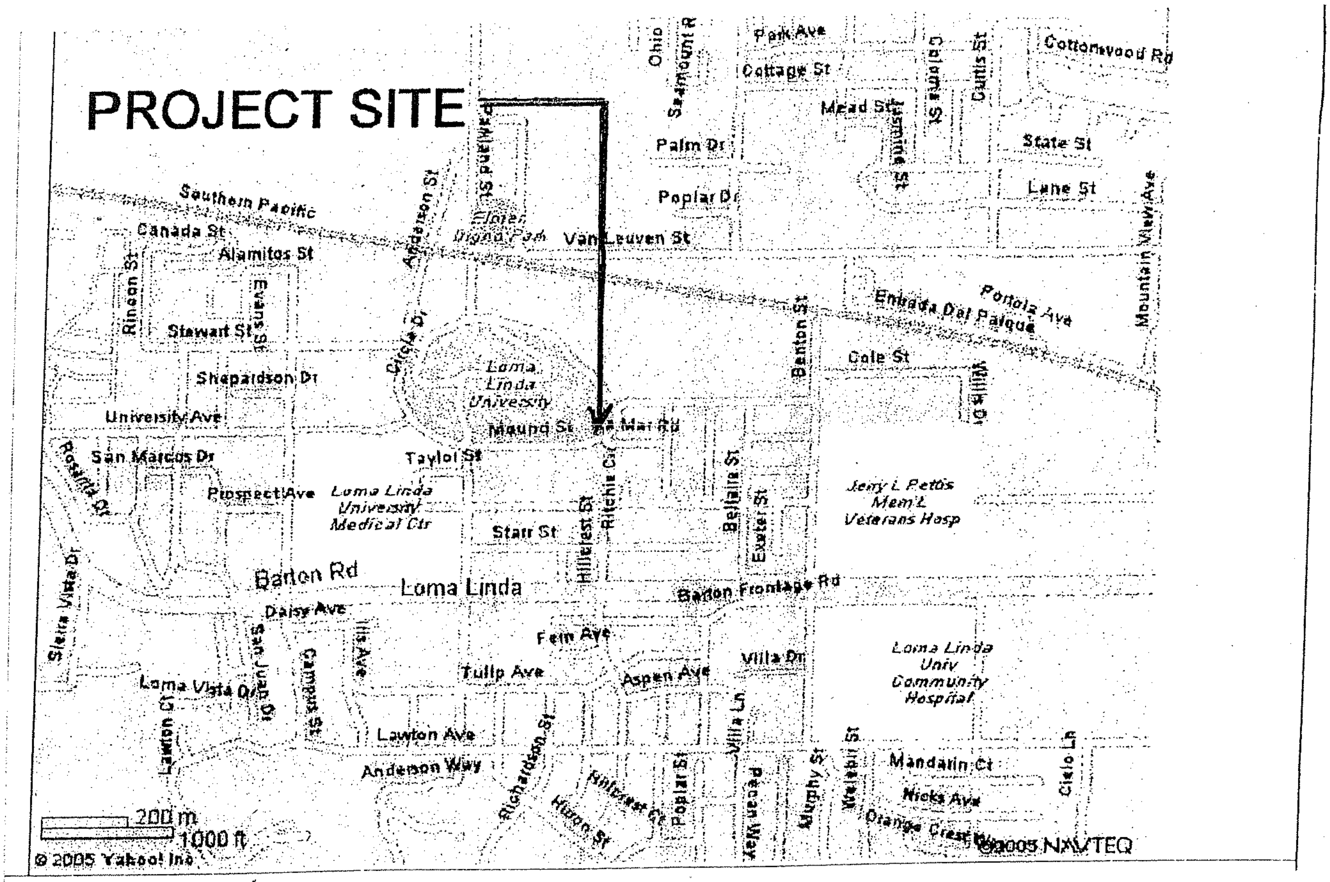
ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Mitigated Negative Declaration (NOI/Initial Study)
D. Conditions of Approval

I:\Project Files\PPD's\PPD 06-02 LLU Apt.\PC 5-17-06 SR.doc

Attachment A

1 – Vicinity Map


PROJECT SITE
Southern Pacific
Canada St
Alamitos St
Anderson St
Oakland St
Van Leuven St
Palm Dr
Poplar Dr
Park Ave
Cottage St
Mead St
State St
Lane St
Cottonwood Rd
Curtis St
Mountain View Ave
Rincon St
Evans St
Stewart St
Shepardson Dr
University Ave
Loma Linda University
Mound St
Benton St
Cole St
Portola Ave
San Marcos Dr
Taylor St
Prospect Ave
Loma Linda University Medical Ctr
Starr St
Hillcrest St
Bellaire St
Exeter St
Jerry L Pettis Mem'L Veterans Hosp
Barton Rd
Loma Linda
Barton Frontage Rd
Daisy Ave
Fern Ave
Tulip Ave
Aspen Ave
Villa Dr
Loma Linda Univ Community Hospital
Loma Vista Dr
San Juan Dr
Campus St
Lawton Ave
Anderson Way
Richardson St
Hillcrest Ct
Huron St
Poplar St
Villa Ln
Pecan Way
Murphy St
Mandarin Ct
Nicks Ave
Cielo Ln
Orange Grove
200 m
1000 ft
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Attachment A

2 – Project Plans

DANIELLS HALL EAST

Loma Linda, California

ONYX ARCHITECTS

CODE SUMMARY

BUILDING CODES ENFORCED

BUILDING CODE - UNIFORM BUILDING CODE -2001, WITH LATEST CALIFORNIA BUILDING CODE AMENDMENTS AND LATEST CITY AMENDMENTS.

PLUMBING CODE -2000 UNIFORM PLUMBING CODE - WITH 2001 CALIFORNIA BUILDING CODE AMENDMENTS AND LATEST CITY AMENDMENTS.

ELECTRICAL CODE - 1999 NATIONAL ELECTRICAL CODE - WITH 2001 CALIFORNIA BUILDING CODE AMENDMENTS AND LATEST CITY AMENDMENTS.

FIRE CODE - 2000 UNIFORM FIRE CODE - WITH 2001 CALIFORNIA BUILDING CODE AMENDMENTS AND LATEST CITY AMENDMENTS.

MECHANICAL CODE - 2000 UNIFORM MECHANICAL CODE - WITH 2001 CALIFORNIA BUILDING CODE AMENDMENTS AND LATEST CITY AMENDMENTS.

CALIFORNIA STATE BUILDING CODE TITLE 24 - 2001 - DISABLED ACCESS, ENERGY REGULATIONS.

SITE / PROJECT DATA

ZONING - INSTITUTIONAL

LEGAL DESCRIPTION - TBD
LEGAL DESCRIPTION - TBD
OCCUPANCY TYPE - R1 AND S3 (PARKING)

TOTAL SITE AREA - 21.05 AC (31,023 SF ASSUMED PROPERTY LINES)

CONSTRUCTION TYPE - TYPE V-1HR
TOTAL SITE AREA
BUILDING AREA - 41,562 SF

HARDSCAPE AREA: 17,770 SF= 43% LOT COVERAGE

LANDSCAPE AREA: 23,792 SF= 57% LOT COVERAGE
BUILDING AREA
FLOOR AREA RATIO: 1.34

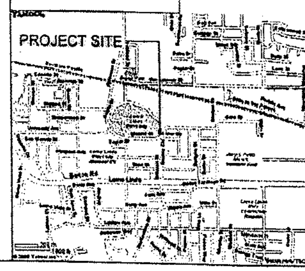
SCOPE OF WORK

Three story Type V- 1hr student housing over one story parking garage.
(Total of four stories)

SHEET INDEX

BUILDING SUMMARY

VICINITY MAP



SITE MAP

PROJECT TEAM

OWNER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT	CONSULTANT
LOMA LINDA UNIVERSITY 24951 STEWART ST LOMA LINDA, CA 92354 TEL: 909 558 4555 FAX: 909 558 4204 EMAIL: jgray@ahs.llumc.edu	ONYX ARCHITECTS, INC. 16 N MARENGO, SUITE 700 PASADENA, CA 91101 TEL: 626 405 8001 FAX: 626 405 8150 EMAIL: KSCOFIELD@ONYXARCHITECTS.COM	ASHRA ENGINEERS LIMITED PO BOX 50833 LONG BEACH, CA 90809-0833 TEL: 562 986 8194 FAX: EMAIL: barbara@ashraengineers.com	TROLLER MAYER LANDSCAPE ARCHITECTS 1403 KENNETH RD. SUITE B GLENDALE, CA 91201 TEL: 818 956 8101 FAX: 818956 0120 EMAIL: tmayer@trollermayer.com	

STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER
BRANDOW AND JOHNSTON ASSOCIATES 1660 W. THIRD STREET LOS ANGELES, CA TEL: 213 484 8950 FAX: 213 483 5550 EMAIL: lkowalski@bjase.com	CA LAMPMAN & ASSOCIATES 1531 NORTH SANTA ANITA AVE ARCADIA, CA 91006 TEL: 626 355 8979 FAX: 626 355 5629 EMAIL: cala_eng@earthlink.net	MDC ENGINEERS 2316 1/2 UNION AVENUE, SUITE 5 LOS ANGELES, CA 90007 TEL: 213 746 3644 FAX: 213 746 8746 EMAIL:	CA LAMPMAN & ASSOCIATES 1531 NORTH SANTA ANITA AVE ARCADIA, CA 91006 TEL: 626 355 8979 FAX: 626 355 5629 EMAIL: cala_eng@earthlink.net

REVISIONS

NO	DATE	DESCRIPTION	BY
	10-25-05	DESIGN DEVELOPMENT	

LOMA LINDA UNIVERSITY

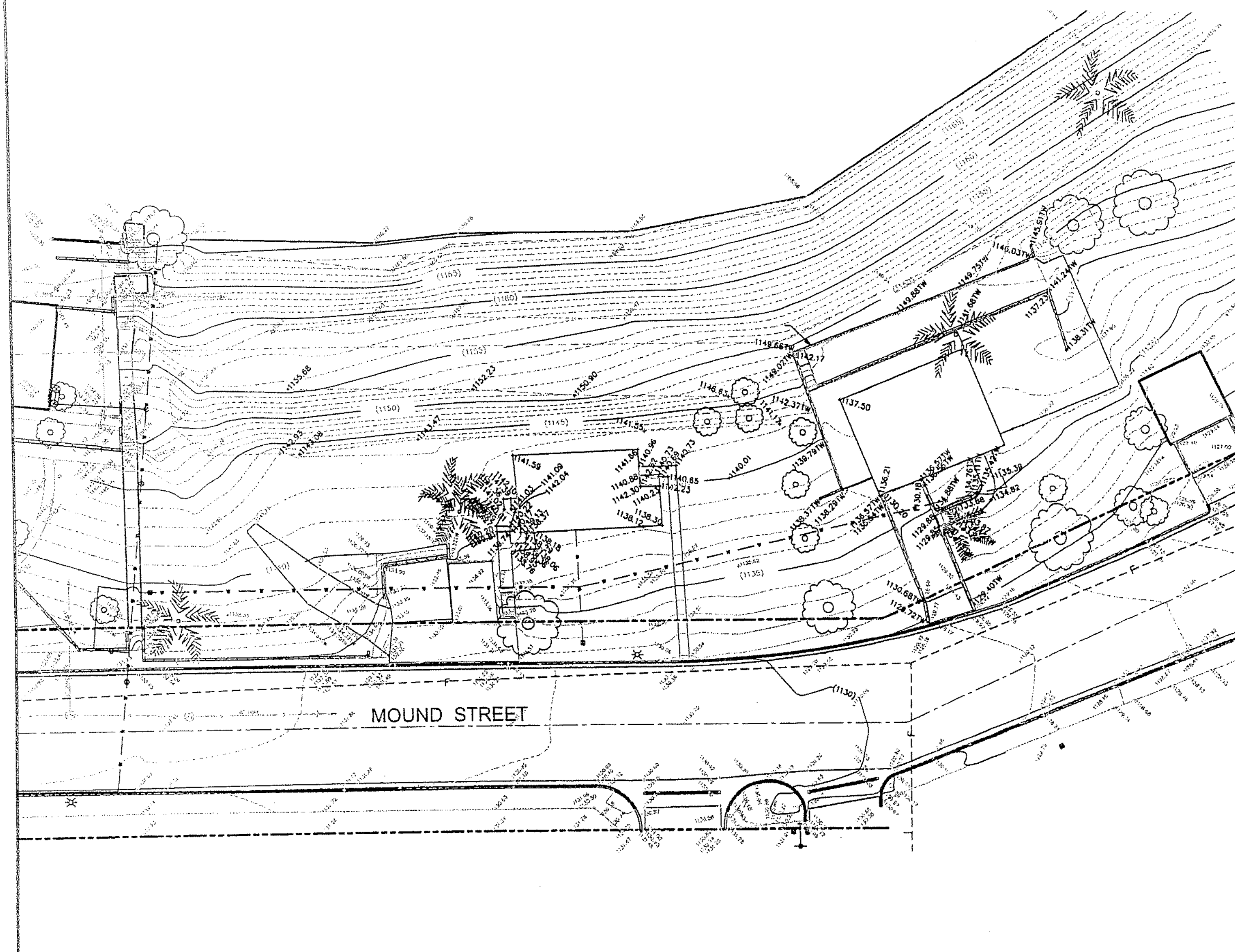
DANIELLS HALL EAST

Loma Linda, California

TITLE SHEET

JOB NUMBER	P05003
PROJECT MANAGER	BC
DATE	6 August 2005
DRAWN BY:	TA
CONSTRUCTION MANAGER	CN
SHEET NUMBER	G1

PRINTED 12/9/2005 9:14:35 AM



EXISTING CONDITIONS (FOR REFERENCE ONLY)

SCALE A1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

EXISTING CONDITIONS

C1.1

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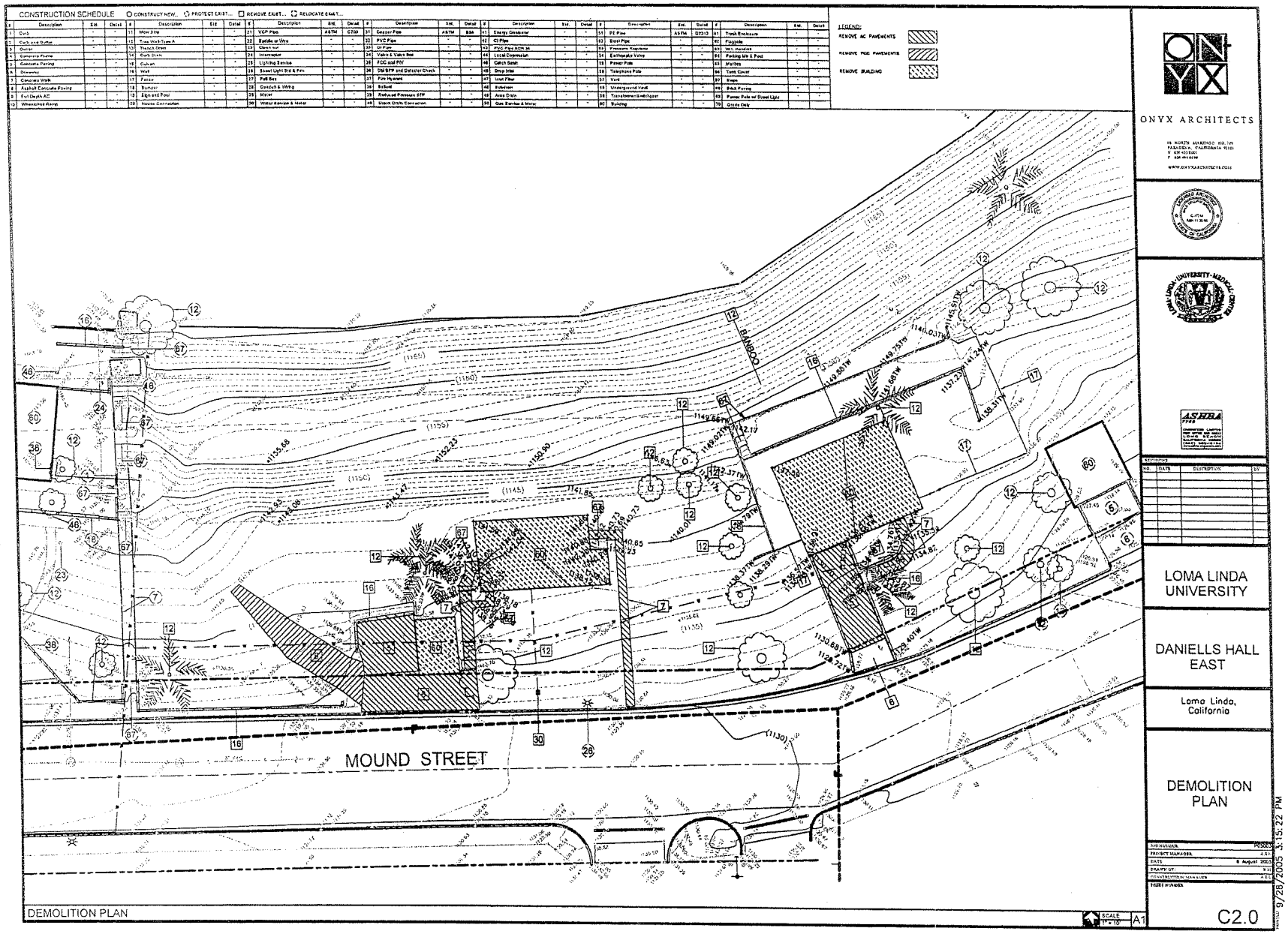


ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

DEMOLITION PLAN

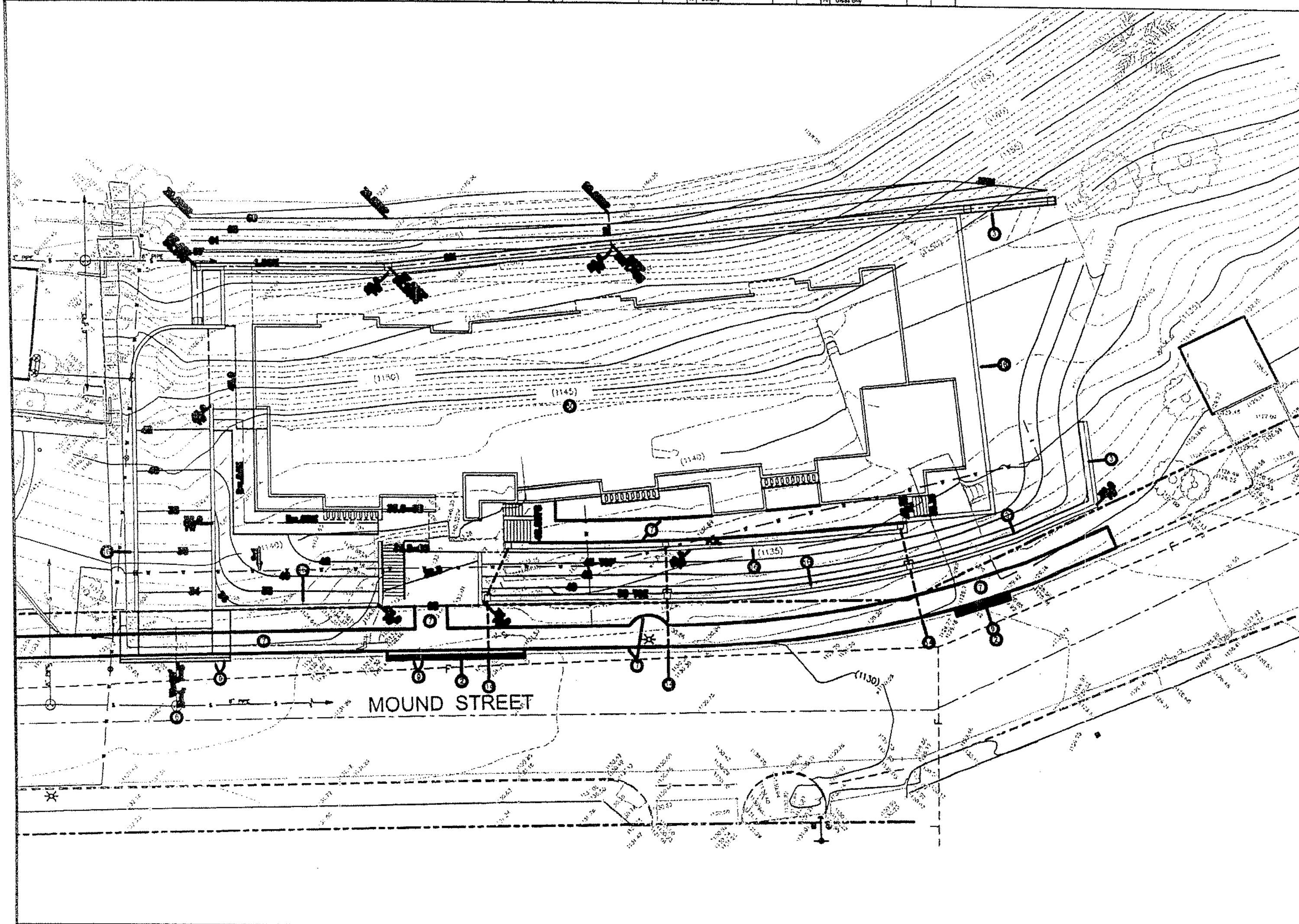
C2.0

9/28/2005 3:15:22 PM

CONSTRUCTION SCHEDULE ○ CONSTRUCT NEW... ◌ PROTECT EXIST... □ REMOVE EXIST... ⬚ RELOCATE EXIST...

#	Description	Std.	Detail	#	Description	Std.	Detail	#	Description	Std.	Detail	#	Description	Std.	Detail
1	Curb	-	-	11	Mow Strip	-	-	21	VCP Pipe	ASTM	C700	31	Copper Pipe	ASTM	B88
2	Curb and Gutter	-	-	12	Tree Well-Type A	-	-	22	Saddle or Wye	-	-	32	PVC Pipe	-	-
3	Gutter	-	-	13	Trench Drain	-	-	23	Clean out	-	-	33	DI Pipe	-	-
4	Concrete Flume	-	-	14	Curb Drain	-	-	24	Interceptor	-	-	34	Valve & Valve Box	-	-
5	Concrete Paving	-	-	15	Culvert	-	-	25	Lighting Service	-	-	35	FDC and PIV	-	-
6	Driveway	-	-	16	Wall	-	-	26	Street Light Std & Fdn	-	-	36	DM BFP and Detector Check	-	-
7	Concrete Walk	-	-	17	Fence	-	-	27	Pull Box	-	-	37	Fire Hydrant	-	-
8	Asphalt Concrete Paving	-	-	18	Bumper	-	-	28	Conduit & Wiring	-	-	38	Bollard	-	-
9	Full Depth AC	-	-	19	Sign and Post	-	-	29	Meter	-	-	39	Reduced Pressure BFP	-	-
10	Wheelchair Ramp	-	-	20	House Connection	-	-	30	Water Service & Meter	-	-	40	Storm Drain Connection	-	-

#	Description	Std.	Detail	#	Description	Std.	Detail	#	Description	Std.	Detail
41	Energy Dissipator	-	-	51	PE Pipe	ASTM	D2315	61	Trash Enclosure	-	-
42	CI Pipe	-	-	52	Steel Pipe	-	-	62	Flagpole	-	-
43	PVC Pipe SDR 35	-	-	53	Pressure Regulator	-	-	63	W.C. Handrail	-	-
44	Local Depression	-	-	54	Earthquake Valve	-	-	64	Parking Mtr & Post	-	-
45	Catch Basin	-	-	55	Power Pole	-	-	65	Mailbox	-	-
46	Drop Inlet	-	-	56	Telephone Pole	-	-	66	Tank Cover	-	-
47	Inlet Filter	-	-	57	Vent	-	-	67	Steps	-	-
48	Subdrain	-	-	58	Underground Vault	-	-	68	Brick Paving	-	-
49	Area Drain	-	-	59	Transformer/Switchgear	-	-	69	Power Pole w/ Street Light	-	-
50	Gas Service & Meter	-	-	60	Building	-	-	70	Grade Only		



PRECISE GRADING PLAN

SCALE 1" = 10'

A1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

PRECISE GRADING PLAN

C3.0

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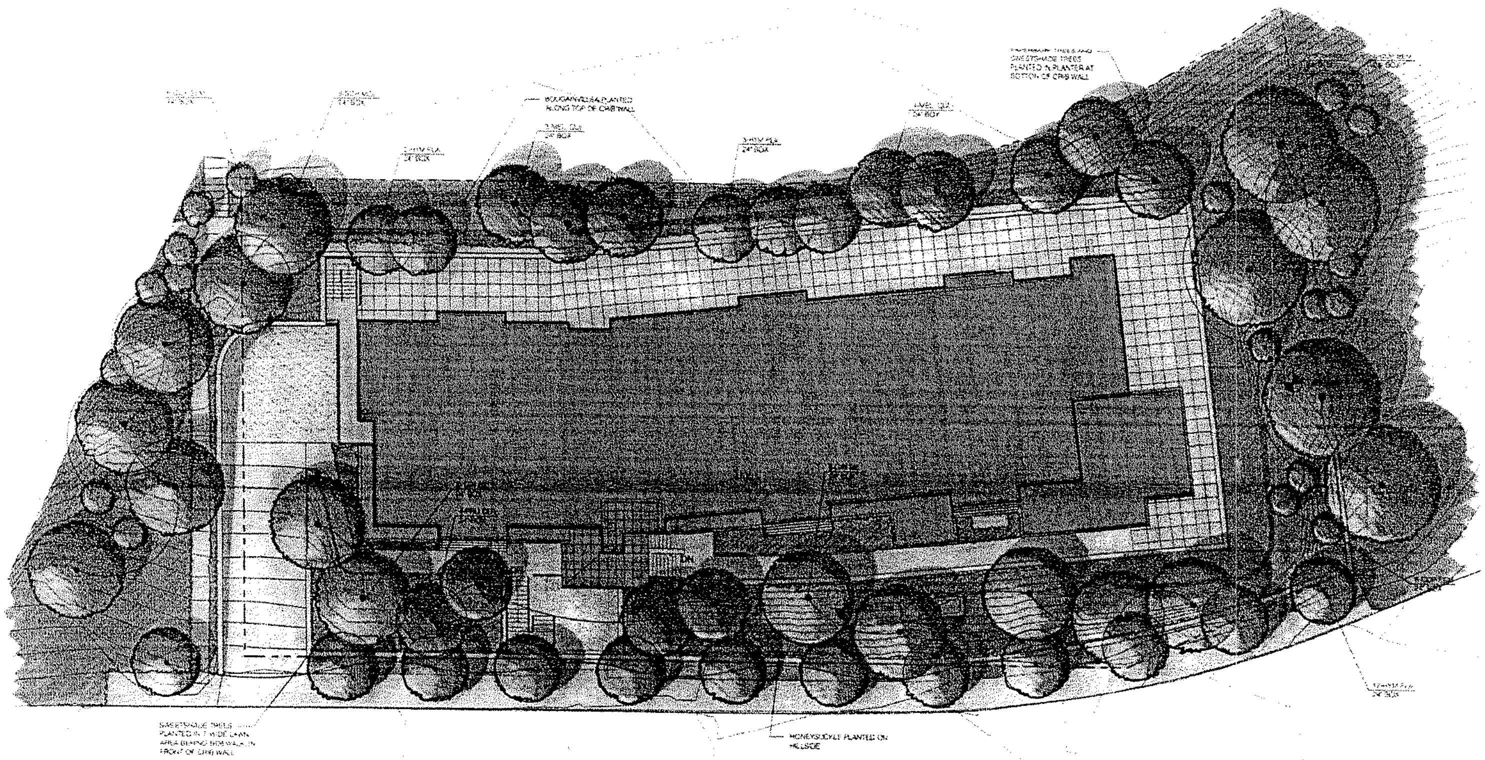


PLANTING LEGEND

Tree Planting

Abbr.	Symbol	Genus & Species	Common Name	Quan.	Size	Notes
CUP SEM		Cupressus sempervirens	Italian Cypress	18	24" BOX	Double Stake
GIN BIL		Ginkgo biloba	Maidenhair Tree	7	24" BOX	Double Stake
HYM FLA		Hymenosporum flavum	Sweetshade Tree	17	24" BOX	Double Stake
MEL QUI		Melaleuca quinquenervia	Paperbark Tree	6	24" BOX	Double Stake
PRU CER		Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	4	24" BOX	Double Stake
SCH MOL		Schinus molle	California Pepper Tree	11	24" BOX	Double Stake

Shrub and Ground Cover Material

1. Landscape Contractor shall procure and reserve trees and plant material at start of contract to ensure availability and quality.
2. Plant count in legend is approximate and for the purpose of estimating only. Contractor is to calculate quantity of plants called for and install all that are shown on plan.
3. All trees planted within 9' of any hardscape areas (walk, walls, or any other structure) shall include linear root barriers. See Detail for typical installation. Specification follows:
   A. 24" box trees - MODEL#UB18-2
      From Deep Root, (800) 766-8835
   B. 15 gallon trees-MODEL#UB18-2
      From Deep Root, (800) 766-8835
4. Palm trees do not require root barriers.
5. Install jute mesh on slopes 3:1 and greater.
6. Plants are shown diagrammatically on plan. Planting specifications in Planting Notes take precedence, and plants should be planted according to spacing in Notes.
7. Spread 2" layer of wood chip mulch amended with nitrogen under and in between all plants so as to leave soil completely covered with mulch. See details.
8. After planting, each tree shall be watered with a minimum of 20 gallons of water. Repeat the watering twice in the next 3 days, not sooner than at 24-hour intervals.
7. Conduct three (3) soil tests at location as shown on plan with the symbol ⊕ see specifications.
8. Before the demolition and removal of any trees, the Contractor shall contact the Landscape Architect to schedule a site visit. During this site visit, the Landscape Architect and Owner's Representative will designate all trees to be protected in place, or to be removed.

0 10 20 30
SCALE 1" = 10'

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

ONYX ARCHITECTS

Troller Mayer Associates, LLP

Loma Linda University
24951 Stewart Street
Loma Linda, CA 92354

Daniells Hall East

Conceptual Planting Plan

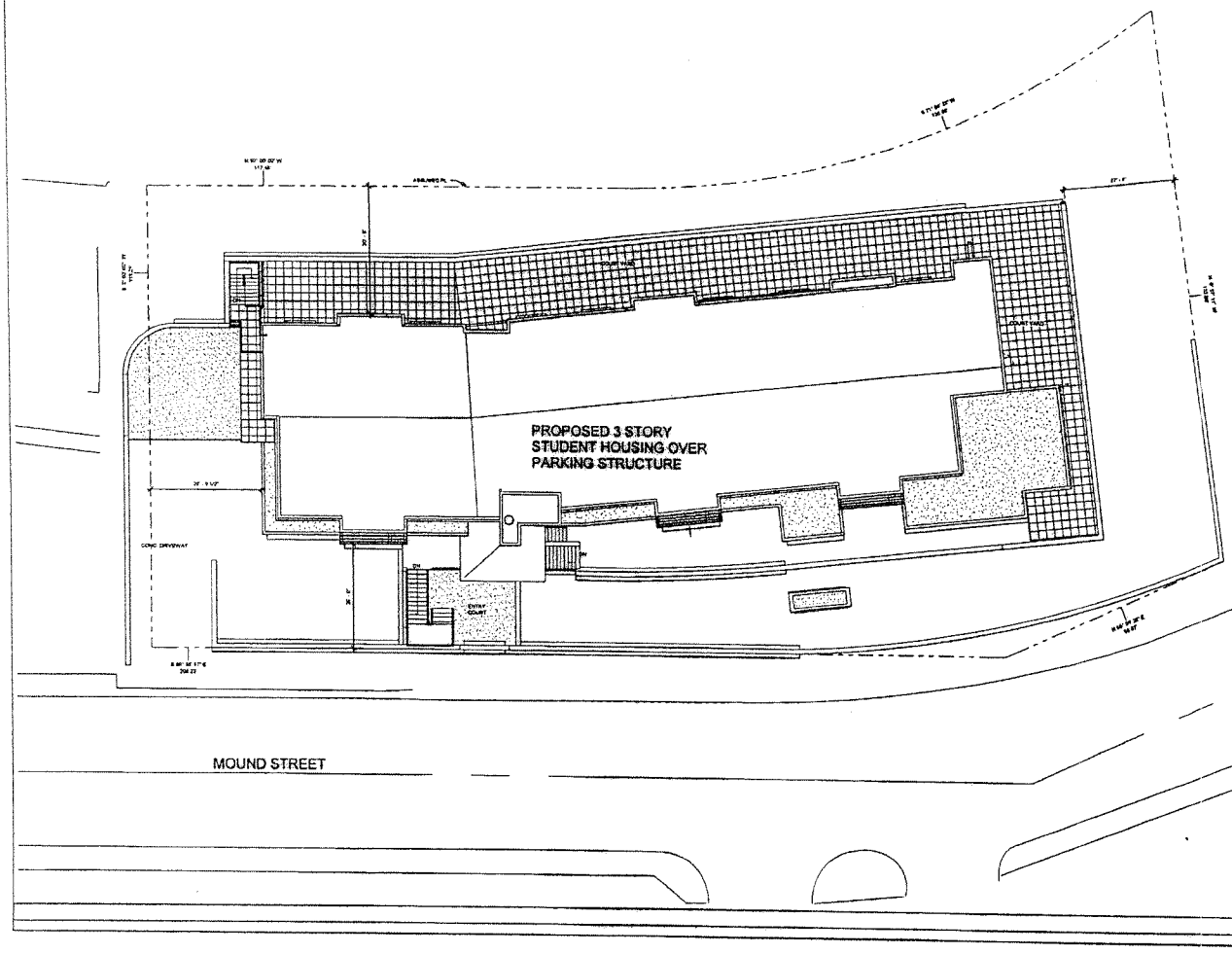
L1

ASSESSOR PARCEL NUMBER:
0284-091-06 AND 0284-091-07

ZONING:
INSTITUTIONAL

LOT SIZE:
21.05 AC

BUILDING SQUARE FOOTAGE:
41,562 SF



AX Site Plan New | 1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

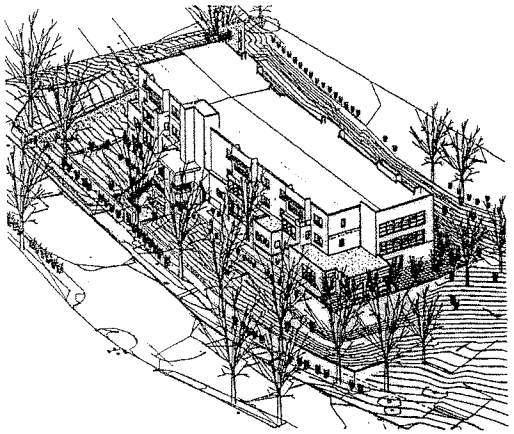
Loma Linda, California

SITE PLAN

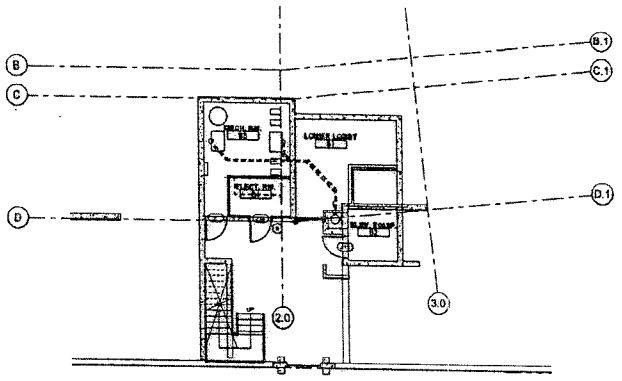
JOB NUMBER:	P05003
PROJECT MANAGER:	Approver
DATE:	6 August 2005
DRAWN BY:	Author
CONSTRUCTION MANAGER:	Checker

A0.1

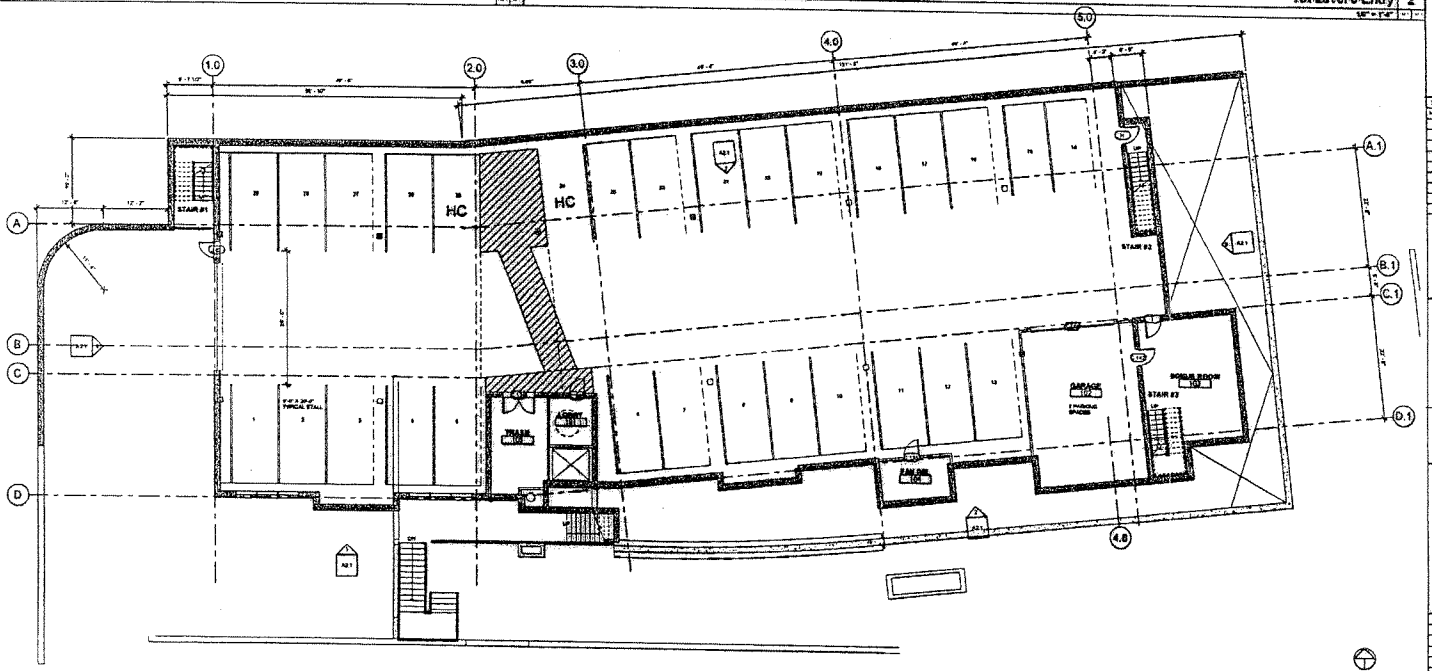
12/5/2005 9:13:58 AM



Aerial of Project 3



AX Level 0 Entry 2



AX Level 1 Parking 1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

FIRST FLOOR PLAN

JOB NUMBER:	P050003
PROJECT MANAGER:	Approver
DATE:	6 August 2005
DRAWN BY:	Author
CONSTRUCTION MANAGER:	Checker
SHEET NUMBER:	A1.1

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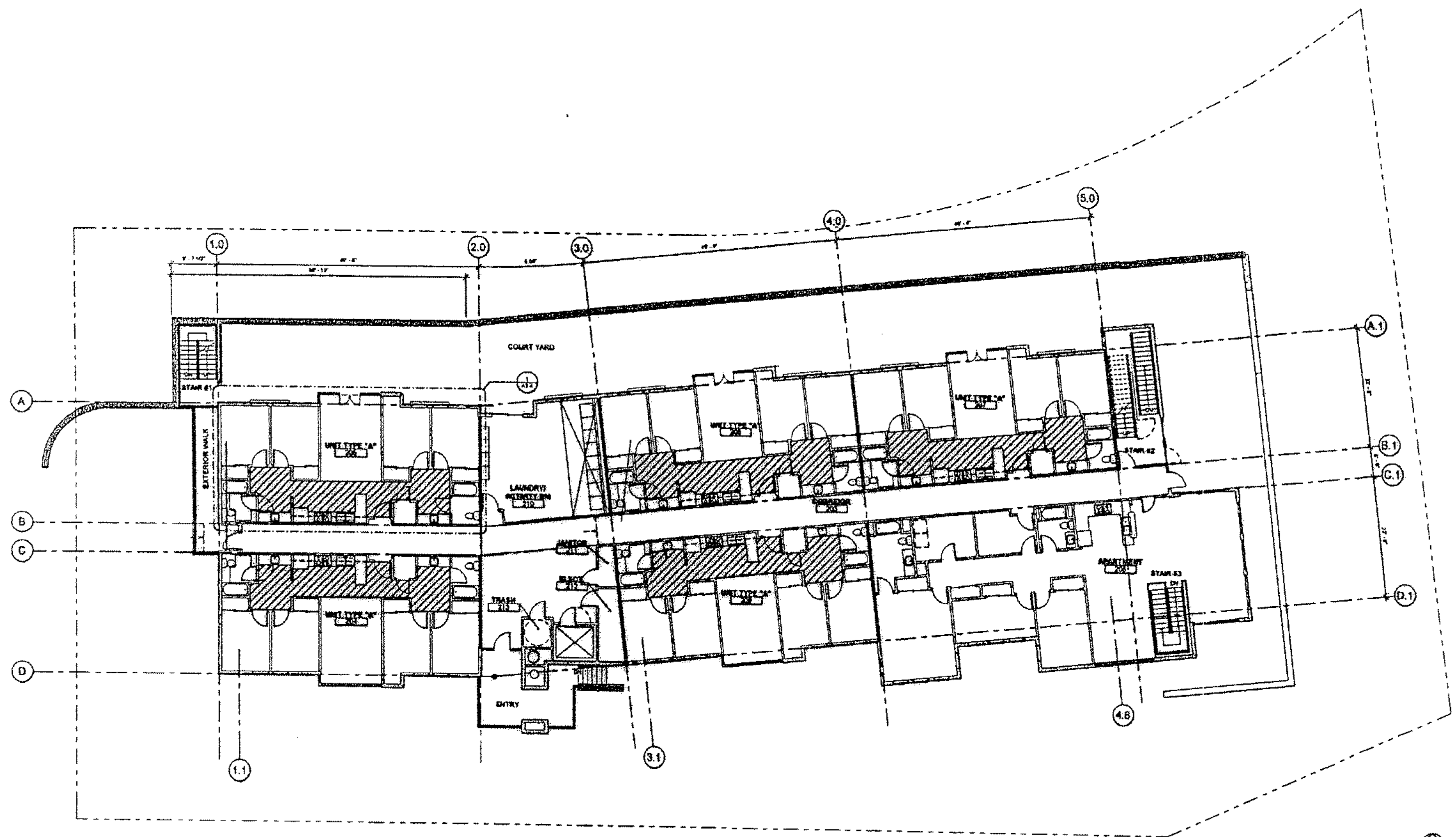

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

SECOND FLOOR PLAN

JOB NUMBER	P05003
PROJECT MANAGER	Approver
DATE	6 August 2005
DRAWN BY	Author
CONSTRUCTION MANAGER	Checker

A1.2

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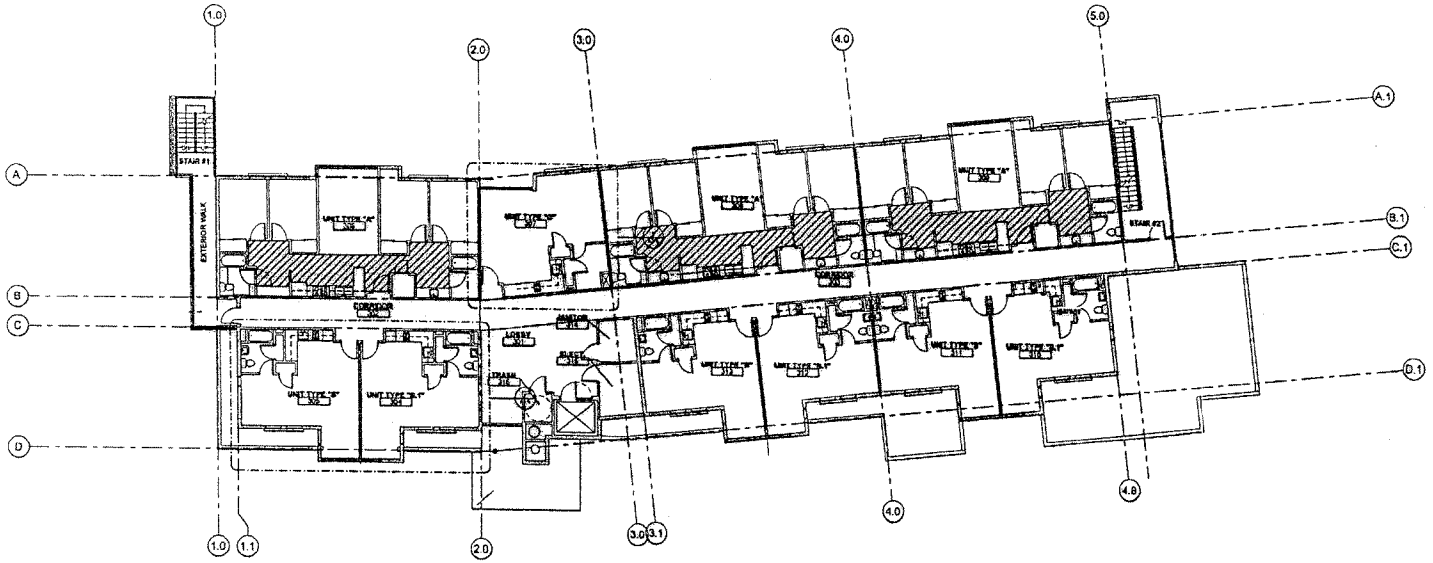

AX Level 3 | 1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

THIRD FLOOR PLAN

JOB NUMBER	P05003
PROJECT MANAGER	Approver
DATE	6 August 2005
DRAWN BY	Author
CONSTRUCTION MANAGER	Checker

A1.3

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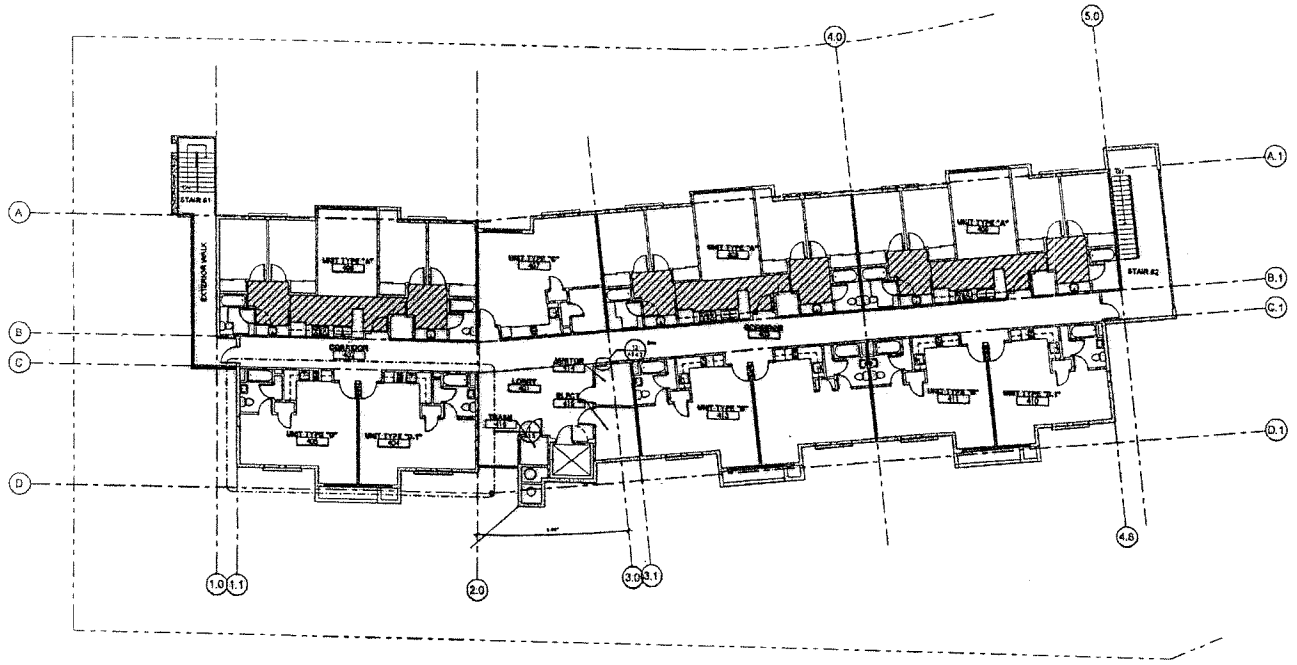


AX Level 4 | 1

3/32" = 1'-0"

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

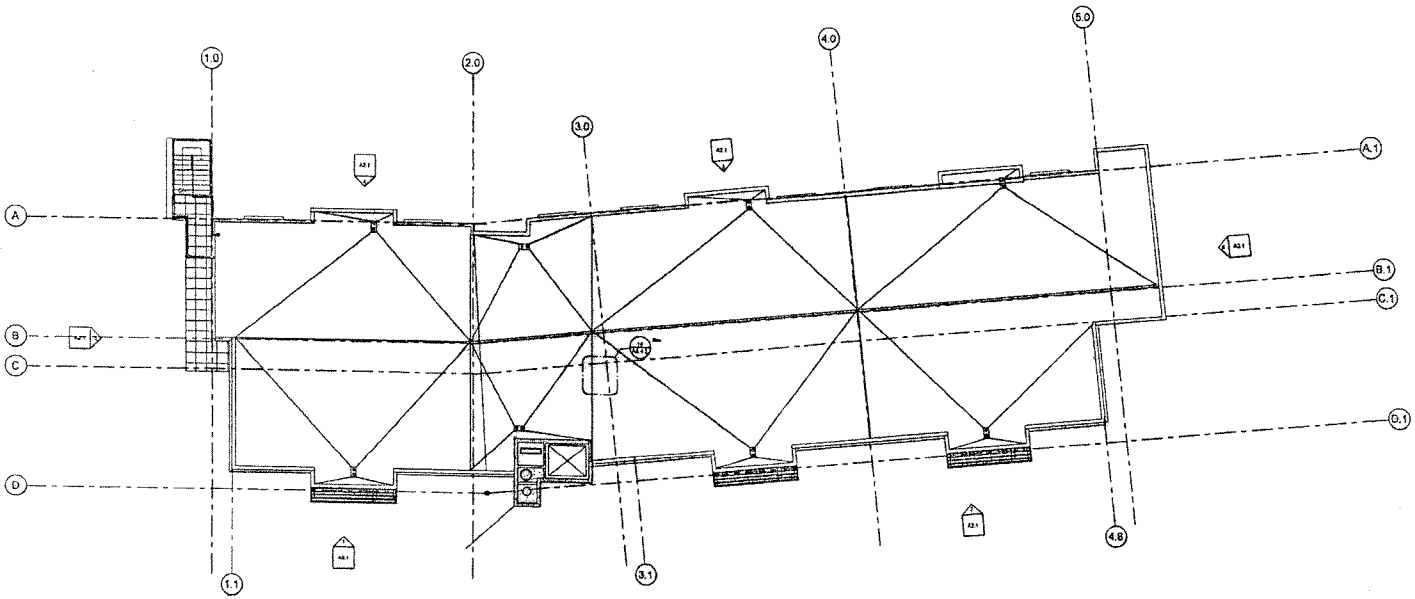
DANIELLS HALL EAST

Loma Linda, California

FOURTH FLOOR PLAN

JOB NUMBER	P05003
PROJECT MANAGER	Approver
DATE	6 August 2005
DRAWN BY:	Author
CONSTRUCTION MANAGER	Checker
SHEET NUMBER	A1.4

PLOTTED: 12/9/2005 9:14:16 AM



AX Level 5 Roof 1

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

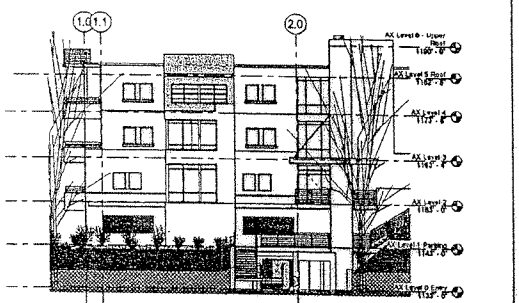
DANIELLS HALL EAST

Loma Linda, California

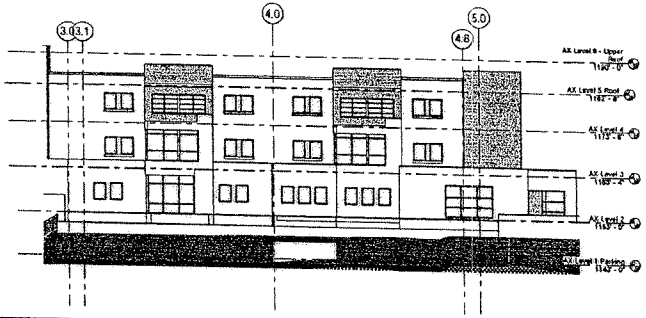
ROOF PLAN

JOB NO.	P05003
PROJECT MANAGER	Approver
DATE	5 August 2005
DRAWN BY	Author
CONSTRUCTION MANAGER	Checker
SHEET NUMBER	A1.5

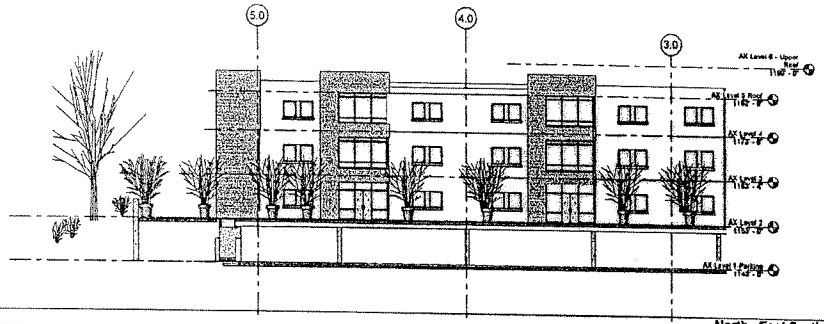
PRINTED: 12/2/2005 6:14:22 AM



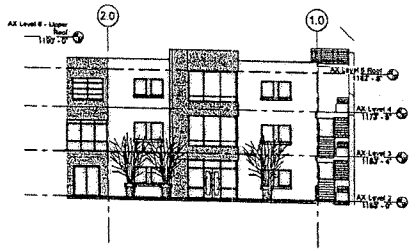
South - West Section 1



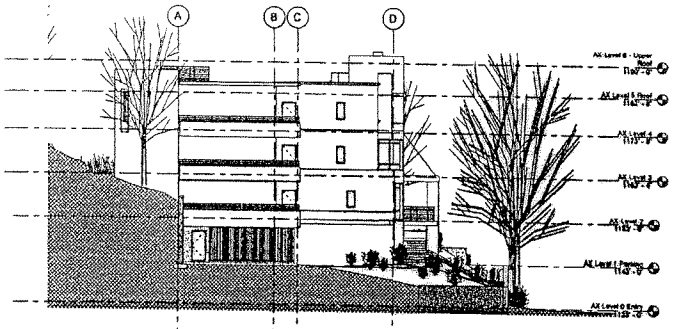
South - East Section 2



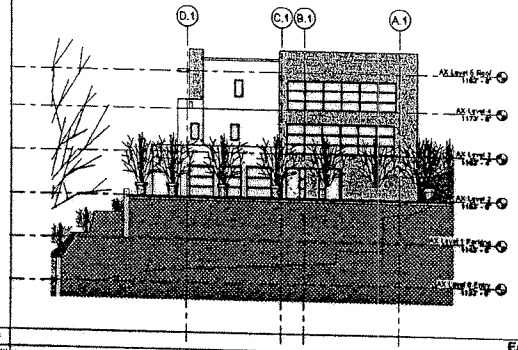
North - East Section 3



North - West Section 4



West Section 5



East Section 6

ONYX ARCHITECTS

LOMA LINDA UNIVERSITY

DANIELLS HALL EAST

Loma Linda, California

EXTERIOR ELEVATIONS

JOB NUMBER	P05003
PROJECT MANAGER	Approver
DATE	6 August 2005
DRAWN BY	Author
CONSTRUCTION MANAGER	Checker

A2.1

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Attachment A

3 – Mitigated Negative Declaration (NOI/Initial Study)

CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: PRECISE PLAN OF DESIGN (PPD) NO. 06-02, (Loma Linda University Apartments)

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Allan Penaflorida, Planning Technician
Area Code/Telephone: 909-799-2830

Project Location (include county): The project site is located on the north side of Mound Street and west of Shepardson Drive on the Loma Linda University campus in the City of Loma Linda and County of San Bernardino (APN 0284-091-06 and 07).

Project Description: A proposal to demolish two, existing residential structures with an adjoining accessory building in order to construct a new 42,000 square-foot three-story student apartment building with an underground parking garage. The proposed building is designed to house 58 students. The project site is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories, and a church.

Pursuant to the California Environmental Quality Act (CEQA), this is to notify the public and interested parties of the City's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The CEQA mandatory 20-day public review period will begin on **Thursday, March 16, 2006**, and will end on **Tuesday, April 4, 2006**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, April 5, 2006, at 7:00 p.m.** in the Council Chambers located off of the main lobby of City Hall (address listed above).

Signature: _____
Allan Penaflorida

Title: Planning Technician
Date: March 16, 2006

CITY OF LOMA LINDA

Environmental Check List Form

1. Project Title: Precise Plan Design No. 06-02

2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354

3. Contact Person and Phone Number: Allan Penaflorida, Planning Technician, (909) 799-2839

4. Project Location: 24940 Mound Street, Loma Linda, California 92354

5. Project Sponsor's Name and Address: Loma Linda University, 24951 Stewart Street, Loma Linda, CA 92354

6. City General Plan Designation: Institutional

7. City Zoning: Institutional

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.) A proposal to demolish two, existing residential structures with an adjoining accessory building in order to construct a new 42,000 square-foot three-story student apartment building with an underground parking garage. The proposed building is designed to house 58 students. The project site is located on the north side of Mound Street and west of Shepardson Drive and is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories and a church. (APN: 0284-091-06 and 07)

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) North: Loma Linda University Buildings (Institutional); East: Single-Family and Multifamily Residential (mostly owned by Loma Linda University); West: Loma Linda University Housing; South: Commercial (Loma Linda Market/Post Office)

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Allan Penaflorida, Planning Technician — Date: 03-15-06

Reviewed By: Deborah Woldruff, AICP
Community Development Director — Date: 03-15-06

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions form this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

No impact is anticipated. According to the City's existing and draft General Plans, the project site is not within a scenic vista/scenic highway view corridor. Nearby streets include local portions of Anderson Street, Mound Street, La Mar Road, and Shepardson Drive, none of which are considered scenic routes.

b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Less than significant impact is anticipated. The site is neither located along nor within the view shed of a Scenic Route listed in the San Bernardino County General Plan, existing or draft City General Plans, or designated by the State of California.

The project proposes to demolish two existing residential structures and an accessory structure (25032, 25052, and 25072 Mound Street, respectively), which are constructed as far back as the 1920's. There are no unique rock outcroppings and trees on the project site. However, according to the Historical and Architectural Determination of Eligibility Report conducted by Hatheway & Associates (2005), the structures do have some architectural significance as examples of the early Craftsman style, although it was determined that the potential to yield additional significant information is minimal. The preparation of additional documentation that would include a discussion of Historical Resources and Environmental Setting is recommended.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

Less than significant impact is anticipated. This is a request to construct a new, three-story student apartment building. Additionally, the project will be consistent with the development requirements for the institutional zone. New landscaping will be installed around the project site so the visual character and/or quality of the site and its surrounding will not be degraded.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project would incrementally add to the overall ambient light level of the area; however, the development would be compatible with the adjacent land uses and would include logical extensions of street lights to provide safety and security. As a standard requirement, a photometric study shall be submitted as part of the Building Plan Check process. Therefore, no significant adverse effect on night time views are anticipated to occur.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site and the site is not located in a prime agricultural area on the state maps or San Bernardino County Important Farmlands Map (2002). Therefore, the project will not have an impact on soils or farmlands.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site and no Williamson Act contracts in place. Therefore, no impacts within this category are anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment that could result in conversion of farmland to non-agricultural use.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

No impact is anticipated. The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Less than significant impact is anticipated. Construction and operational emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program. The model separates emissions estimated based on the phases of construction and the year in which the particular activity would transpire. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10}). The general construction phases for most projects include site grading and building. URBEMIS 2002 calculates emissions assuming the phases do not overlap. A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study. Table 1 lists daily estimated emissions for demolition and grading activities on-site. Table 2 lists the building construction emissions on the project site. And Table 3 lists the daily unmitigated operations emissions summary.

In a letter dated July 6, 2005, the SCAQMD recommended measures to reduce ROG emissions. As discussed with SCAQMD, the measures are not quantifiable within the URBEMIS model. However, implementation of the recommendations would reduce ROG emissions to the greatest extent possible, and shall include the following:

- **The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.**
- **The developer/contractor shall use building materials that do not require painting.**
- **The developer/contractor shall use pre-painted construction materials where feasible.**

These measures would reduce impacts to the extent feasible, but not reduce temporary construction related ROG emissions below the threshold of significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Less than significant impact is anticipated. The project is not anticipated to violate any air quality standard or contribute substantially to an existing or project air quality violation. The project is located within the City of Loma Linda, which is part of the South Coast Air Basin (SCAB). The SCAB is under regulatory authority of threshold for activities within the SCAB. When a project exceeds the threshold for a particular contaminant it is considered to have a significant impact on air quality for the region. A significant impact on air quality may also occur if the project does not comply with the air quality management plan, or if it impacts, though not significant, have a cumulative significant effect. San Bernardino County often exceeds the State and Federal air quality standards for Ozone (O_3) and Particulate Matter (PM^{10}), and combined with the western portion of the South Coast Air Basin's pollutants, which are transported from the onshore wind patterns, the County's most serious violations are during the summer months (San Bernardino County General Plan, II-C3-1). The proposed project is not anticipated to result in exceeding the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒

No impact is anticipated. The proposed project will produce emissions under the threshold established by the AQMD. The proposed addition would not expose any pollutant concentrations to surrounding sensitive receptors. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

No impact is anticipated. The project does not include any sources of odor producers not commonly found with a student housing use which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
No impact is anticipated. The project is a request to construct a new three-story student apartment building in an urbanized area. Currently, the project area includes three existing residential structures of which two are to be demolished as well as the accessory structure of the third residence. All areas within and adjacent to the project area were found to be highly disturbed.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
No impact is anticipated. The proposed project is a request to construct a new three-story student apartment building in an urbanized area. All areas within and adjacent to the project area were found to be highly disturbed and not identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, this project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
No impact is anticipated. The proposed project is a request to construct a new three-story student apartment building in an urbanized area. All areas within and adjacent to the project area were found to be highly disturbed. Additionally, the project site is not considered afederally protected wetlands as defined by Section 404 of the Clean Water Act.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
No impact is anticipated. The proposed project will not have any adverse effect, because the area is not identified as a protected path for the native residents or migratory fish or wildlife species.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
No impact is anticipated. The proposed project will not conflict with any local policies or ordinances protecting biological resources.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
No impact is anticipated. This proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **This response applies to both a) and b)**	☐	☐	☒	☐
Less than significant impact is anticipated. The project proposes to demolish two existing residential structures (25032 Mound Street and 25052 Mount Street) and an accessory structure of a third address (25072 Mound Street) all of which were constructed as far back as the 1920's. There are no unique rock outcroppings and trees on the project site. However, according to the Historical and Architectural Determination of Eligibility Report conducted by Hatheway & Associates (2005), the structures do have some architectural significance as examples of the early Craftsman style, although it was determined that the potential to yield additional significant information is minimal. Additional documentation that would include a discussion of Historical Resources and Environmental Setting is recommended.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
See response a).				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Less than significant impact anticipated with mitigation incorporated. According to Figure 4.5.1 of the Draft General Plan EIR, the project site occurs within an area that has low potential for paleontological resources. This determination was based on literature and records checks, and other field surveys. The potential of unearthing vertebrate fossils is low, and because the site is currently paved, and would remain paved, it is unlikely than any impacts would result from the proposed project, including resurfacing of the parking area. However there is still some potential for occurrence, particularly during the grading activities required for construction of the new building foundation. Therefore, necessary measures should be taken to ensure impacts are minimized. The following mitigation measures shall be implemented by the construction contractor:

- **Prior to grading, a field survey to determine the potential for significant nonrenewable paleontologic resources shall be conducted on-site by a qualified vertebrate paleontologist. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

- **In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.**

VI. GEOLOGY AND SOILS. – Would the project:

) Expose people or structures to potential substantial adverse effects, ncluding the risk of loss, injury or death involving:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less than significant impact is anticipated. The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexico border and beyond another 775 miles to the tip of Baja California.

Located approximately 500 feet northeast of the site, the Loma Linda Fault is the nearest fault to the site. This fault is considered inactive, as no evidence of active faulting has been identified. While the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active, it is not located within an Alquist-Priolo Earthquake Fault Zone.

The project is required to meet all applicable requirements of the California Building Code (asadopted by the City), which will mitigate any potential impacts of the project related to fault rupture.

Source: Draft General Plan (October 2005), Figure 4.6.2 and Preliminary Environmental Study, October 2, 2004.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. All construction on the sites must, in compliance with the requirements of the California Building Code, be seismically designed to mitigate anticipated ground shaking.

Source: Draft General Plan (October 2005), Safety Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Less than significant impact is anticipated. Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's Draft General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the northwestern portion of the City, and as shown on Figure 10.1 of the Draft General Plan EIR, occurs within a liquefaction hazard zone.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards

iv) Landslides?	☐	☐	☒	☐

Less than significant impact is anticipated. The student housing project will not expose people or structures to substantial adverse effects involving landslides. The project site and surrounding properties are in a sloped area; however, the site is not located in an area that is subject to landslides or slope failure.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1 Geologic Hazards.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Less than significant impact is anticipated. It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. Some erosion will occur as a result of grading and the construction process because the site is substantially sloped however, and the implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Less than significant impact is anticipated. As previously discussed, the project site does not occur within a liquefaction hazard zone. Preparation and review of a geotechnical investigation would determine potential impacts related to soils stability, and provide for a test of on-site soils for expansion potential. Recommendations for reducing potential impacts would be incorporated into the project's conditions of approval.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Less than significant impact is anticipated. The City of Loma Linda has adopted the California Building Code (1997 Edition). As previously discussed, the project site does not occur within a liquefaction hazard zone. Preparation and review of a geotechnical investigation would determine potential impacts related to soils stability, and provide for a test of on-site soils for expansion potential. Recommendations for reducing potential impacts would be incorporated into the project's conditions of approval.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No impact is anticipated. City sewer and water will serve the proposed structure on the subject site. Thus, no impacts are anticipated from sewer and wastewater disposal systems to serve the new residential structures. Septic tanks and leach lines may be present due to the presence of the older residences and accessory structures on the property. Within the site area for this project, any septic tanks and leach lines that might have served the residences proposed for demolition will be removed as part of demolition and site clearance.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **This response applies to both a) and b).**	☐	☐	☒	☐

Less than significant impact is anticipated. A less than significant impact from hazardous materials transport or use will occur during construction activities at the project site. Hazardous materials, which may be present during construction, include limited storage of fuel and the storage of paints and solvents common to construction. Quantities of materials stored on site during construction activities will be limited to amounts reasonable and necessary for construction activities and will be stored in a manner consistent with hazardous material storage requirements. Although potentially hazardous materials may be on site, the quantities and use of these materials is routine and will not pose a threat to surrounding areas or the public in general.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

See response a).

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

No impact is anticipated. The proposed project would be developed on the Loma Linda University campus. The project proposes to construct an apartment building and would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Other than the LLU, no other existing or proposed schools are within one-quarter mile. The Loma Linda Academy is the nearest school and it is located approximately 1/2-mile northwest of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

No impact is anticipated. This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, construction of the project will not create a significant hazard to the public or the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **This response applies to both e) and f).**	☐	☐	☐	☒

No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately five [5] miles to the north).

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

See response e).

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than significant impact is anticipated. The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The proposed project, which includes a four-level student apartment building on the east side of Anderson Street, would have primary access from Mound Street and a recommended secondary access (emergency) from the north side of the site (Circle Drive). The project applicant will be required to provide adequate access to the site (e.g. widths, turning radius).

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

No impact is anticipated. The site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

Less than significant impact is anticipated with mitigation incorporated. Development of the project site potentially may cause soil sedimentation and water pollution during grading and construction phases. Operations of the facility, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The proposed project will increase the amount of impervious area thereby increasing the amount of potential runoff from the site. The increase in runoff will be less than significant and will not exceed the capacity of existing or planned stormwater drainage systems, or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a stormwater pollution prevention plan (SWPPP). The following mitigation measures shall be implemented to reduce the impact to less than significant:

- All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
- Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City of Loma Linda Public Works Department.
- An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
- All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- Appropriate controls shall be installed to prevent all materials from being tracked off-off-site must be removed as soon as possible, nut no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

No impact is anticipated. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished by rainfall and snowmelt from the San Bernardino Mountains. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground. The proposed project would require dismantling/demolition of two existing residences and an accessory structure, and resurfacing and grading of the site; however, the activities described would not affect the existing aquifer. The project would receive its water supply directly from the University and/or the City's wells whose source of supply is groundwater.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? **This response applies to c), d), and e).**	☐	☐	☒	☐

Less than significant impact is anticipated. As previously stated, an erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing or planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

See response c).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

See response c)

f) Otherwise substantially degrade water quality?	☐	☐	☒	☐

Less than significant impact is anticipated. Development of the project site can potentially cause soil sedimentation and water pollution during grading and construction phases. Operations of the facility, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **This response applies to g) and h).**	☐	☐	☐	☒

No impact is anticipated. The Federal Emergency Management Agency's Flood Insurance Rate Map (Letter of Map Revision Dated-June 27, 2001) identifies the project site as lying outside the 100 and 500-year floodplains. The proposed project will not impede or redirect flood flow. The proposed project will comply with the policies and requirements of the Loma Linda General Plan.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

See response g).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impac
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

No impact is anticipated. There are no levees or dams near the project site and the site is located on a knoll that is significantly elevated in relation to the surrounding area.

j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No impact is anticipated. The proposed project is to construct a new three-story (four levels including underground garage) student apartment building. Nearest area prone to seiche and tsunami is the California coast, located approximately 65 miles west from the project site.

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community? **This response applies to both a) and b).**	☐	☐	☐	☒

No impact is anticipated. The project site is part of an existing 21.05-acre site that has been developed as a part of the Loma Linda University campus. The subject site is located on the north side of Mound Street and east of Shepardson Drive. The area surrounding the site includes Loma Linda University (LLU) buildings to the north, commercial facilities to the south, LLU and LLU Medical Center buildings to the west, and a mixture of residential uses to the east. The project site and the surrounding area are designated on the General Plan Land Use Map as Institutional (I), and zoned Institutional (I). Proposed development would be consistent with uses permitted within the current and proposed land use designations and zoning, and would not physically divide an established community

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

See response a).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

No impact is anticipated. There is no known habitat conservation plan for this area. The construction of the proposed project will not conflict with any habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **This response applies to both a) and b).**	☐	☐	☐	☒

No impact is anticipated. There are no known mineral resources identified at this location.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

See response a).

XI. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **This response applies to both a) and b).**	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project is to construct a new three-story (four levels including underground garage) student apartment building. The project will not expose persons to, or generate, noise levels in excess of standards established in the existing or draft General Plans or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda Draft General Plan (October 2005), 4.11 Noise.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impac
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
See response a).				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
Less than significant impact is anticipated. Development of the proposed project would increase ambient noise levels in the area; however, the noise would be consistent with a residential area and would not result in a substantial increase.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
Less than significant impact is anticipated. The construction of a three-story (four levels including the underground garage) will cause a temporary rise in the area's noise level to occur; however, the level of noise will not be substantial. The potential for disrupting persons in the vicinity of the project area is apparent due to the developed neighborhood surrounding the project site. During site construction, the project is required to comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 a.m. and 7:00 p.m. No additional mitigation is needed or proposed for short-term noise impacts.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **This response applies to both e) and f).**	☐	☐	☐	☒
No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately five [5] miles to the north).				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

See response e).

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☐	☒

The project proposes to construct a new three-story (four levels including underground parking) student housing building. Construction activities associated with development of the student housing building will be short-term and would not create any new long-term construction jobs. The project was designed to house a total of 58 students who occupy the units on a non permanent basis.

According to Table 4.12 F of the City's Draft General Plan EIR, the City's projected population, housing and employment levels, upon build-out would be less than the SCAG projections for the year 2025. Due to the nature of the project to provide student housing, it would not induce substantial population growth in the area, either directly or indirectly.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **This response applies to both b) and c).**	☐	☐	☐	☒

No impact is anticipated. The project will not displace substantial numbers of existing housing and therefore, will not necessitate the construction of replacement housing elsewhere. The project proposes to demolish two existing units and an accessory structure for a third unit on site. However, the new structure is a separate extension of an existing dormitory (Daniells Hall) and will be utilized for additional student housing for Loma Linda University.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

See response b).

XIII. <u>PUBLIC SERVICES.</u> Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less than significant impact is anticipated. Fire protection is provided by the City's Fire Department. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and Fire Department enforce fire standards during the building plan check and inspection processes. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed student housing building would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. The proposed project would not create a fire hazard or endanger the surrounding area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection?	☐	☐	☒	☐

Less than significant impact is anticipated. In addition to campus security, the San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would not generate any new employees. Therefore no additional demand would be placed on officers to maintain the current level of service.

Schools?	☐	☐	☒	☐

Less than significant impact is anticipated. School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. The code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently $2.24 per square foot of new residential development and $0.36 per square foot for commercial or other development. Appropriate school impact fees would be collected at the time of development.

Parks?	☐	☐	☒	☐

Less than significant impact is anticipated. The Loma Linda University has a current enrollment of 4,000 full-time equivalent students. Future enrollment is projected to reach 5,000 full-time equivalent students. Projected growth at the University would require an additional 5 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The proposed project would contribute to the City's current parkland deficit. However, the proposed project would be required to pay appropriate fair share fees to offset impacts to the City's park and open space requirements.

Other public facilities?	☐	☐	☐	☒

No impact is anticipated. The proposed project would not result in an additional need for other public facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa

XIV. RECREATION. Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **This response applies to both a) and b).** ☐ ☐ ☒ ☐

Less than significant impact is anticipated. The Loma Linda University has a current enrollment of 4,000 full-time equivalent students. Future enrollment is projected to reach 5,000 full-time equivalent students. Projected growth at the University would require an additional 5 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The proposed project would contribute to the City's current parkland deficit. The proposed project would be required to pay appropriate fair share fees to offset impacts to the City's park and open space requirements.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

See response a).

XV. TRANSPORTATION/TRAFFIC. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project is a 26-unit, student housing for Loma Linda University (maximum 58 student capacity). Currently, Mound Street supports traffic generated by the existing student housing for the University and residential development to the east of the project site. Mound Street is a local street that is designed to handle general traffic that is associated with residential development. Additionally, the student housing will also provide opportunities for students to walk or utilize non-motorized vehicles.

Per Public Works Department and according to the Trip Generation manual for the Institute of Transportation Engineers (1991), the average vehicle trips during weekday a.m. peak hours of generation is approximately 50 per 200 occupants and approximately 60 trips per 200 occupants during weekday p.m. peak hours of generation for low-rise apartments. The number of occupants for the proposed project is significantly lower than the ones given in the manual. The estimated number of vehicle trips resulting from the construction of project will be less than significant.

The applicant is required to pay its fair share of the current Circulation Impact Fee of $1,869 per unit at a total of $48,594. This amount will be used to improve the circulation of the project vicinity. Therefore, the project will have less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project is a 26-unit, student housing for Loma Linda University (maximum 58 student capacity). Currently, Mound Street supports traffic generated by the existing student housing for the University and residential development to the east of the project site. Additionally, the student housing will also provide opportunities for students to walk or utilize non-motorized vehicles. Therefore, the amount of traffic anticipated by this project will not exceed, either individually or cumulatively, above the level of service standard established by the San Bernardino County congestion management plan (2003).

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

No impact is anticipated. The proposed project will result in a negligible change in traffic levels which will not increase the usage of local airports or influence the change in flight patterns. With a proposed capacity of 58 students, the structure will accommodate current students on a relatively short term basis. Therefore, the project will not result in any substantial safety risks to the public. The location of the proposed student housing building is within walking distance to the Loma Linda University and the Medical Center. The project supports transit alternatives and a transit stop is located nearby on Anderson Street at Mound Street.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

No impact is anticipated. The proposed project will not result in a substantial increase in hazards due to a design feature. The proposed project will be compatible with the surrounding institutional uses and will utilize a driveway access from an existing City Street (Mound Street). No improvements to the street itself is proposed. The location of the proposed student housing building is within walking distance to the Loma Linda University and the Medical Center which would facilitate a reduction of daily traffic trips to and from the site. The project supports transit alternatives and a transit stop is located nearby on Anderson Street at Mound Street.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	☐	☐	☐	☒

No impact is anticipated. As previously stated, the project is subject to the requirements of the City's Public Works and Fire Departments. This project will not result in inadequate emergency access. The project will be required to provide infrastructure that meets the performance requirements of all emergency vehicles. Access are proposed from existing roadways north of (Circle Drive) and south of (Mound Street) the project site.

f) Result in inadequate parking capacity?	☐	☐	☐	☒

No impact is anticipated. The project provides 29 total parking spaces for a 58 student capacity. According to Loma Linda Municipal Code (LLMC) Section 17.24.060 c, dormitories, rooming and boarding houses shall be provided with one off-street parking for each two-occupant capacity. Therefore, no impact is anticipated.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

No impact is anticipated. The location of the proposed student housing building is within walking distance to the Loma Linda University and the Medical Center. The project supports transit alternatives and a transit stop is located nearby on Anderson Street at Mound Street.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project is not anticipated to cause or contribute to a violation of wastewater treatment requirements of the Regional Water Quality Control Board. Implementing best management practices and policies of the City regarding wastewater will protect water quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

No impact is anticipated. The development of the project site would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The waste from Loma Linda sewer is transported to the City of San Bernardino treatment plant. Confirmation from that facility indicates that the treatment plant will be able to accommodate wastewater from the project.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

No impact is anticipated. The development of the project site is will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

No impact is anticipated. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. The main water source for the City is the Bunker Hill Basin.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

No impact is anticipated. The wastewater from Loma Linda is transported to the San Bernardino treatment plants. The San Bernardino Wastewater Treatment Plant has indicated that it will be able to accommodate the project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

No impact is anticipated. Waste Management of the Inland Empire provides waste disposal and recycling services for the project site. The refuse from the project area will be transported to a County of San Bernardino Landfill. By implementing the recycling and hazardous waste programs, the City will help ensure that the waste stream directed to local landfills is reduced. These accommodations for solid waste will comply with all state, federal and local regulations in regards to solid waste disposal. The amount of solid waste that will be generated by this project can be adequately disposed of by Waste Management into local county landfills.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☒	☐	☐

Less than significant impact anticipated with mitigations incorporated. As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measures shall be implemented:

- **The project proponent shall incorporate interior and exterior storage areas for recyclables.**
- **The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Less than significant impact. The project will not cause negative impacts to wildlife habitat, or limit the achievement of any long-term environmental goals, or have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on human beings. The infill site is located within a developed institutional area adjacent to existing Loma Linda University related commercial and residential properties. The mitigation measures included in this Initial Study will reduce the project impacts to less than significant levels. Therefore, development of the site will not result in impacts to plant and/or animal species or viable habitat areas.

b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.	☐	☐	☒	☐

Less than significant impact anticipated. The proposed project is an extension of the existing Daniells Hall which is located west of the project site. It conforms to the surrounding uses and is consistent with the designated Institutional (I) zone. The project is part of the overall planned expansion by the Loma Linda University. The project will address the University's need for updated facilities and the ever growing enrollment. Similar to any development, the project is expected to expose residents to noise levels, traffic, light and glare that are above normal during the demolition and construction phases. However, the cumulative effects of these impacts will be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.	☐	☐	☒	☐

Less than significant impact anticipated. Several of the potential impacts identified in this Initial Study potentially have cumulatively considerable effects, which could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Mitigation measures have been proposed and implementation of these mitigation measures will provide safeguards to prevent potentially significant cumulative impacts.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Several of the potential impacts identified in this Initial Study could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Project impacts, which can be sufficiently mitigated to a less than significant level, include hydrology, geology, traffic and cultural resources. Implementation of the proposed mitigation measures will ensure that the project's effects will remain at a level that is less than significant. The project will not cause substantial adverse effects on human beings, either directly or indirectly.

SUMMARY DISCUSSION

The City has concluded, based upon the analysis herein, that the proposed 42,000 square-foot three-story student housing building on Mound Street will have a "less than significant impact" on the physical environment.

ATTACHMENTS

Appendix A – URBEMIS Emissions Summary

REFRENCES

City of Loma Linda Draft General Plan, LSA Associates, October 2004

City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004

City of Loma Linda Zoning Map

City of Loma Linda Municipal Code

California Government Code

Flood Insurance Rate Map of San Bernardino County and Incorporated Areas, Map No. 06071C8692F (effective June 27, 2001).

San Bernardino County congestion management plan (2003)

Historical and Architectural Determination of Eligibility Report Hatheway & Associates (2005)

Trip Generation, Institute of Transportation Engineers (1991)

APPENDIX A

Table 1A
URBEMIS 2002 (Version 8.7.0)
Demolition Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 1 - Year 2006				
Fugitive Dust	-	-	-	0
Off-Road Diesel	-	-	-	-
On-Road Diesel	0	0	0	0
Worker Trips	-	-	-	-
Totals (lbs/day)	**0**	**0**	**0**	**0**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

Table 1B
URBEMIS 2002 (Version 8.7.0)
Site Grading Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 2 - Year 2006				
Fugitive Dust				-
Off-Road Diesel	-	-	-	0
On-Road Diesel	0	0	0	-
Worker Trips		-	-	0
Totals (lbs/day)	**0**	**0**	**0**	**0**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

Table 2
URBEMIS 2002 (Version 8.7.0)
Building Construction Emissions
(Pounds per day)

Source	ROG	NOx	CO	PM10
Year 2006				
Worker Trips	0.06	0.04	0.74	0.01
Arch Coatings Off-Gas	-	-	-	-
Arch C. Worker Trips	-	0	0	0
Year 2007				
Arch Coatings Off-Gas	52.11	-	-	-
Bldg Const Worker Trips	0.06	0.03	0.70	0.01
Arch C. Worker Trips	0.05	0.03	0.66	0.01
Maximum lbs/day	**52.28**	**0.10**	**2.14**	**0.03**
SCAQMD Thresholds	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

Table 3
URBEMIS 2002 (Version 8.7.0)
Unmitigated Operations Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	PM_{10}
Area Source Emission	1.90	0.21	0.87	0
Mobile Source Emission	2.19	2.22	24.75	1.89
Totals (lbs/day)	**4.08**	**2.43**	**25.61**	**1.90**
SCAQMD Thresholds	55	55	550	150
Significant?	**No**	**No**	**No**	**No**

Attachment 2

Conditions of Approval

CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 06-02 and VARIANCE (VA) No. 06-04
Revised July 25, 2006

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:	EXPIRATION DATE:
PRECISE PLAN OF DESIGN (PPD) NO. 06-02 AND VARIANCE (VA) NO. 06-04	JULY 25, 2007

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

   a. On-site circulation and parking, loading and landscaping;
   b. Placement and/or height of walls, fences and structures;
   c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
   d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

8. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.

9. Provide additional treatments and enhancements to the elevations of the building to satisfy the requirements of the Historical Commission.

10. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.

11. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.

12. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:

    a. Water active grading areas and staging areas at least twice daily as needed;
    b. Ensure spray bars on all processing equipment are in good operating condition;
    c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
    d. Suspend grading activities when wind gusts exceed 25 mph;
    e. Sweep public paved roads if visible soil material is carried off-site;
    f. Enforce on-site speed limits on unpaved surface to 15 mph; and
    g. Discontinue construction activities during Stage 1 smog episodes.

13. The applicant shall implement the following construction practices during all construction activities to reduce NOx emission as stipulated in the project Initial Study and identified as mitigation measures:

    a. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
    b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
    c. The developer/contractor shall use building materials that do not require painting.
    d. The developer/contractor shall use pre-painted construction materials where feasible.

14. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.

15. The applicant shall work with Waste Management to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.

16. On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.

17. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee project, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed in Table 5 of the Initial Study.

18. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).

19. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.

20. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

21. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

22. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.

23. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the west.

24. Prior to grading, a field survey to determine the potential for significant nonrenewable paleontologic resources shall be conducted on-site by a qualified vertebrate paleontologist. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

25. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

Landscaping

26. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.

27. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

28. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.

29. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

30. Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.

FIRE DEPARTMENT

31. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

32. Pursuant to UFC Section 901.4.4, as amended in Loma Linda Municipal Code (LLMC) Section 15.28.150, building address numerals shall be a minimum of eight (8) inches, affixed to the building so as to be visible from the street, and electrically illuminated during the hours of darkness.

33. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.

34. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.

35. The applicant shall meet the Fire Departments requirements regarding emergency access to the site. The site circulation shall meet the performance requirements of all emergency vehicles.

PUBLIC WORKS DEPARTMENT

36. The developer shall submit an engineered grading plan for proposed project.

37. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.

38. All public improvement plans shall be submitted to the Public Works Department for review and approval.

39. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.

40. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

41. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.

42. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.

43. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

44. The applicant shall submit a localize traffic study for the prerequisites of the Public Works Department and a geotechnical study to address slope stability

End of Conditions

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Attachment 3

Historical Commission Staff Report
(May 1, 2006)

City of Loma Linda

COMMUNITY DEVELOPMENT DEPARTMENT
Memorandum

TO: Historical Commission

FROM: Deborah Woldruff, AICP, Director
Community Development Department

DATE: May 1, 2006

SUBJECT: Precise Plan of Design (PPD) No. 06-02

PROJECT DESCRIPTION AND REQUEST

The Loma Linda University requests approval to remove two existing residential structures and an accessory building and construct a new, 42,000 square-foot, three-story, 58-student capacity apartment building with an underground parking garage on a portion of a 21-acre site. The project is located on the north side of Mound Street and west of Shepardson Drive. A site plan is attached for your reference (Attachment A).

Due to the original construction dates and locations of the structures on the historic Mound, the project requires the approval of a Certificate of Appropriateness pursuant to Loma Linda Municipal Code (LLMC) §17.80.090.

BACKGROUND

On January 17, 2006, the Loma Linda University submitted an application for the above referenced project. On January 24, 2006, the project was reviewed by the Administrative Review Committee (ARC) and staff deemed the project application complete. The ARC required only minor revisions to the plans. An illustration of the existing driveway north of the site (Circle Drive) and a properly scaled elevation plan were needed. These requirements were promptly addressed by the applicant, and the revisions were submitted on March 8, 2006.

EXISTING SETTING

The project area is part of the overall Loma Linda University property (Campus Hill) that is developed with other student housing structures, lecture facilities, laboratories, and a church. Currently, the site contains residential structures that were built in the 1920's and in the 1950's. These structures were originally constructed to provide housing for

the Loma Linda University faculty and workers. More recently, some of the structures were modified to house additional classroom and laboratory facilities. The immediate project site is partially vacant to the west and is fully landscaped with mature trees elsewhere, reflecting that there have been prior uses on the site.

HISTORICAL PRESERVATION ISSUES (ANALYSIS)

The project will be part of an existing Loma Linda University property (21.05 – acres) that is developed with other student housing structures, lecture facilities, laboratories, and a church. The project will grade approximately 0.69 acres of the site during the construction. The building foot print will cover about 0.30 acres (approximately 43 percent of the graded area).

Chapter 17.80 of the Loma Linda Municipal Code (LLUMC) states that projects, which include a change of use, demolition, or are located in historic districts require an approval of a Certificate of Appropriateness from the City Council. The structures proposed for demolition are addressed as 25032 and 25072 Mound Street (the structure on 25052 Mound Street was constructed in the 1950's).

The Initial Study identifies the potential environmental impacts and appropriate mitigation measures based on the proposal. The majority of impacts were identified as less than significant and some as less than significant with mitigation measures.

The area of interest to the Historical Commission is the Cultural Resources section, which identifies the historical significance of the proposed demolition of existing structures and the new construction. In the Initial Study, it was determined that the demolition of the structures on the project site would pose a less than significant impact. However, according to the Hatheway and McKenna Windshield Survey of 1988, the structures at 25072 Mound Street exhibit a category 5 level of potential historical significance. Category 5 features are listed as "being of local interest and/or possible district components." Based on the more recent Historical and Architectural Determination of Eligibility Report (Report) (Roger Hatheway and Associates, December 21, 2005), the structures on the site exhibit a level 3 of potential historical significance. A level 3 significance embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values. As stated previously, the structures exhibit some architectural significance but the potential to yield additional significant information is minimal. However, the Report recommended that prior to any demolition work, additional documentation on the history of the structures be prepared.

According to the Report, the structures on the project site were constructed for staff housing by the College of Medical Evangelists (the college underwent reorganization and subsequent name change to Loma Linda University in 1961) and no known significant names were specifically related to these buildings. However, the structures at 25032 and 25072 Mound Street were deemed as excellent examples of the Craftsman style

architecture. They were built circa 1925/1926 as part of the expansion period that included the construction of the new hospital building from1924 through 1929.

The Report also points out that one of the predominant architectural themes found throughout Loma Linda is the Craftsman style, primarily used during the period that commenced at the beginning of the first Word War and continued into the 1940's. The sustained popularity of the Craftsman style in Loma Linda was highly unusual because more modern styles that catered to inexpensive residential and rental housing were favored throughout the Southern California region during the same period. As noted, the Craftsman style appears to have been widely utilized throughout Loma Linda for an exceptionally long period of time and as a result, there are many examples in the older areas of the City.

With regard to the significance of the structure on 25052 Mound Street, the Report determined that the building was nicely built but actually, a very common example of Post World War II architecture. There are dozens of similar examples found throughout Loma Linda. For this reason, the Report does not identify the aforementioned address as having any historical significance.

The City recognizes that a couple of the older Craftsman style buildings on the project site have some historic significance due to architectural examples of the era. According to the Report, the existing buildings on site are good examples of the Craftsman style. In turn, the Report recommends that additional documentation be provided, including discussions of Historical Resources and Environmental Setting. The Report also recommends that in the event buried cultural materials are unearthed during the course of construction, all work shall be halted in the vicinity of the find until a qualified archaeologist can assess its significance. These recommendations were included in the environmental document (Initial Study), which will be included as part of the Conditions of Approval for the project.

Findings

LLMC Section 17.80.090 stipulates that all permits for alteration, restoration, rehabilitation, additions, change of use, demolition, removal or relocation of designated cultural resources and properties located in historic districts shall require an approval of a Certificate of Appropriateness from the City Council. The Historical Commission shall recommend approval or denial of the Certificate to the City Council based on the following findings:

1. *With regards to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of the historical, architectural, or aesthetic interest of value of the designated resource and its site;*

   The project site is a portion of an existing 21.05 acre site that has been developed as a part of the Loma Linda University campus. The structures proposed for demolition are good examples of the Craftsman style that are commonly found in the area.

However, according to the Report, the potential of these structures to yield any significant historical information is minimal. The proposed building on the site will be compatible with the existing dormitories. The project will also facilitate continuity with the surrounding neighborhood by providing additional multi-family type housing which contributes to the already eclectic architectural styles and uses in the neighborhood.

2. *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission, and does not adversely affect the character of the district;*

   The project site is not located within a historic district nor is it a contributing feature to the district that was recommended in the earlier Hatheway & McKenna Report (referenced as the Campus District). Therefore, the project is not subject to specific design guidelines for districts that have been adopted by the City of Loma Linda. The proposed building will be an extension of an existing student housing complex (Daniells Hall) and will continue to incorporate an architectural style that is consistent with the University dormitory design and surrounding commercial and multi-family structures.

3. *In the case of construction of a new improvement, addition, building or structure upon a designated cultural resource site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of existing designated cultural resources, improvements, buildings, natural features, and structures on the site; and,*

   The overall site does contain structures that are rich in cultural history (i.e. Campus Hill Church); however, it also houses more modern facilities like Daniells Hall (which is adjacent to the building site). The proposed building will be consistent with the design and architecture of the existing Daniells Hall, which will further enhance the surrounding area. The project will not adversely affect any designated cultural resources due to the limited significance of the existing structures and the proliferation of other Craftsman style buildings in the City. Aside from the hill itself, there are no known natural features on the project site.

4. *That strict application of standards does not create an economic hardship based on testimony and evidence supplied by the applicant whereby it is judged by the commission and city council that strict application of the guidelines would deprive the owner of the property of all reasonable use of or economic return on, the property.*

   The project meets the minimum standards outlined in Loma Linda Municipal Code Chapters 17.60 (Institutional Zone) and 17.80 (Historical Preservation). Therefore, the strict application of standards will not create an economic hardship.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to CEQA and an Initial Study was prepared to address the potential environmental impacts of the project. Staff proposes the adoption of a Mitigated Negative Declaration of Environmental Impact for the project based on the Initial Study. The CEQA mandatory 20-day public review period began on Thursday, March 16, 2006 and ends on Tuesday, April 4, 2006. A copy of the Notice of Intent (NOI)/Initial Study is attached for the convenience of the Historical Commission (Attachment A).

RECOMMENDATION

Staff recommends that the Historical Commission review the historical and environmental documentation for the project and forward a recommendation of approval for the Certificate of Appropriateness to the City Council based on the findings. The Historic Commission's recommendations for the project will be forwarded both to the Planning Commission and City Council. Staff anticipates that the project will be heard by the Planning Commission at the regularly scheduled meeting on April 5, 2006.

Prepared by,

Allan Penaflorida
Planning Technician

ATTACHMENTS:
A. Site Plan
B. NOI/Initial Study
C. Photographs of subject property

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